



5 Custerson Court, Saffron Walden
CB11 3HF



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

5 Custerson Court

Saffron Walden | Essex | CB11 3HF

Guide Price £230,000

- A well-proportioned two bedroom, ground floor retirement apartment in prime position
- Ideal town centre location
- 24 hour/365 days, emergency care line
- Residents' car park,
- Residents lounge with regular social events
- Communal gardens
- Available with no upward chain

The Property

A generous two-bedroom, ground floor retirement apartment. Located in a sought-after development of retirement properties, close to the high street and town centre.

The Setting

Custerson Court is a short walk from historic Saffron Walden's market square and thriving twice weekly market, the common and the beautiful Bridge End Gardens. The town has many boutiques, coffee shops and restaurants and high street retailers, including Waitrose. There are several excellent primary and secondary schools. Leisure facilities include a Sports Centre with pool, an 18-hole golf course, a cinema, library and a 740-seat concert hall. Audley End mainline station (3 miles) has regular trains to London's Liverpool Street (55 minutes). Motorway M11 access is at junction 8 for easy access to Bishop's Stortford (19 miles) and the University City of Cambridge (15 miles). London Stanstead International airport (13 miles).

The Accommodation

The property is approached via a welcoming entrance hall, which provides access to the principal accommodation and incorporates useful built-in storage. The lounge is an impressive and particularly well-proportioned room, extending to approximately 23'0" in length. Offering ample space for both comfortable seating and a dining area if desired, the room benefits from good natural light and provides access to the adjoining kitchen. The kitchen is neatly arranged and fitted with a range of base and eye-level cabinetry, complemented by work surfaces and incorporating an electric hob and sink. A window provides natural light and ventilation, while the layout has been thoughtfully designed to make efficient use of the available space. There are two generous double bedrooms, both measuring approximately 15'9" in length. Bedroom 1 benefits from fitted storage, while Bedroom 2 provides excellent flexibility and could equally suit use as a





guest bedroom, study or additional reception space if required. Completing the accommodation is a shower room, accessed from the entrance hall and fitted with a white suite comprising a walk-in shower, wash hand basin and WC. The property further benefits from a door leading directly from the lounge onto a patio area outside.

Outside

The apartments are surrounded by attractively maintained communal gardens, with established lawns, planted borders, well-stocked flowerbeds and seating areas creating a pleasant setting in which residents can relax and enjoy the grounds. A driveway leads into the development and provides access to a generous residents' parking area. The development also offers an excellent range of communal facilities, including a residents' lounge with kitchen area, laundry room and an on-site house manager. A guest suite is also available for visiting friends and family, subject to availability and a small nightly charge.

Tenure – Leasehold, 125 years from 1st May 1995

Service Charge - £6594 per annum

Ground Rent - £1,028.28 per annum

Property Type – Ground floor apartment Property

Construction – Brick built with tiled roof Local

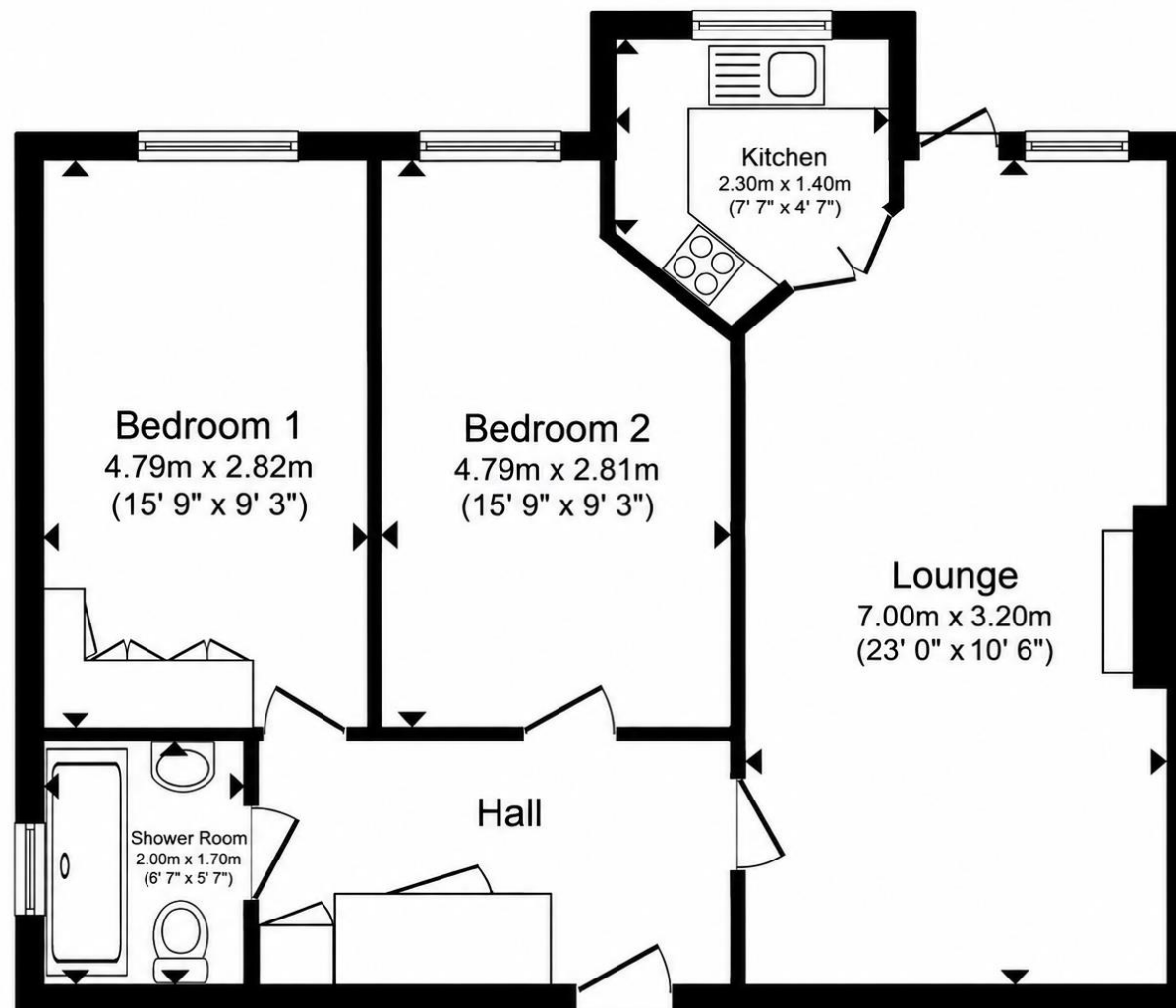
Authority – Uttlesford District Council

Council Tax - C

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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