




£1,200 Per Calendar Month

1 Bedroom, Apartment - Retirement

7 Saffron Lodge Radwinter Road, Saffron Walden, CB11 3UZ

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7 Saffron Lodge

Saffron Lodge is a delightful development of 31 one and two bedroom apartments situated in the picturesque town of Saffron Walden.

Located on Radwinter Road, Saffron Lodge is situated within easy reach of the town centre which includes a market place as well as many independent shops and eateries. At the heart of the town lies St. Mary the Virgin Church, the largest parish church in Essex, as well as the Saffron Walden Museum located in the grounds of the Walden Castle ruins dating back to the 12th Century. The manor house Audley End, another tourist attraction, owned by the English Heritage is open to the public and during the summer months.

Audley End railway station is 2 miles from Saffron Walden and is on the Cambridge to London Liverpool Street line. There are bus services from the station to the town and Stansted Airport is 14 miles away.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager.

Saffron Lodge has been designed with safety and security at the forefront, The Apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team, a Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Saffron Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Saffron Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



Property Overview



Features

- One bedroom ground floor retirement apartment with patio area
- Good decorative order throughout
- Fully fitted kitchen with integrated appliances
- Communal Laundry Room and Owners Wellbeing Suite
- Lift to all floors
- 24 Hour emergency Careline system
- Car Parking and Communal Gardens
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country.
- Rent includes water & sewerage rates
- Great location in close proximity to local amenities



Key Information

Council Tax Band B

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

LANDLORD PAYS: Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Security Deposit

A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

Holding Deposit

A holding deposit equal to 1 weeks rent will be payable on acceptance of an application. This will be held and used towards the first months rent

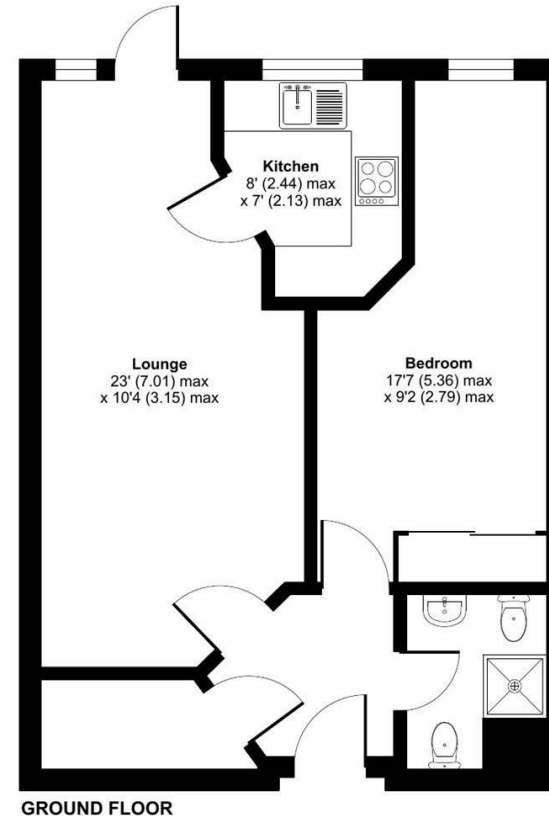
Please note: The holding deposit will be withheld if the applicant(s) or any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 30 days (or other deadline as mutually agreed in writing).

EPC Rating:



Approximate Area = 533 sq ft / 49.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Churchill Estate Agents. REF: 1107558

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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