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**Asking Price £200,000 Leasehold**

**1 Bedroom, Apartment - Retirement**

26, Saffron Lodge Radwinter Road, Saffron Walden, Essex, CB11 3UZ

 **0800 077 8717**

 **sales@churchillsl.co.uk**

 **churchillsl.co.uk**

**Churchill**  
**Sales & Lettings**  
Retirement Property Specialists

# 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 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 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.



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# Property Overview

## **\*\*ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT WITH BALCONY\*\***

Welcome to Saffron Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom second floor apartment. The property is presented in good order throughout and is conveniently located near the stairs providing easy access.

The Living Room offers ample space for living and dining room furniture. A french door opens the owners private balcony.

The Kitchen is accessed via the Living Room and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist-height oven, 4-ring electric hob with extractor hood over, fridge and freezer.

The Bedroom is a good-sized double room with a built-in mirrored wardrobe. There is plenty of space for additional bedroom furniture if required. A window keeps this lovely bedroom bright and light.

The Shower Room offers a curved shower cubicle with handrail, heated towel rail, WC and wash basin with vanity unit beneath.

Perfectly complementing this wonderful apartment are two useful storage cupboards located in the hallway.

Call us today to book your viewing at Saffron Lodge!



# Features

- One bedroom second floor apartment with balcony
- Fully fitted kitchen with integrated appliances
- Owners lounge with regular social events
- Communal Laundry Room and Owners Wellbeing Suite
- Lift to all floors
- 24 Hour emergency Careline system
- Car Parking and Communal Gardens
- Great location close to the town centre & excellent transport links
- 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 Living developments across the country.



# Key Information

Service Charge (Year Ending 31st May 2026): £3,895.72 per annum.

Ground rent £653.04 per annum. To be reviewed May 2028.

Council Tax Band B

125 year Lease commencing 2014

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.

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

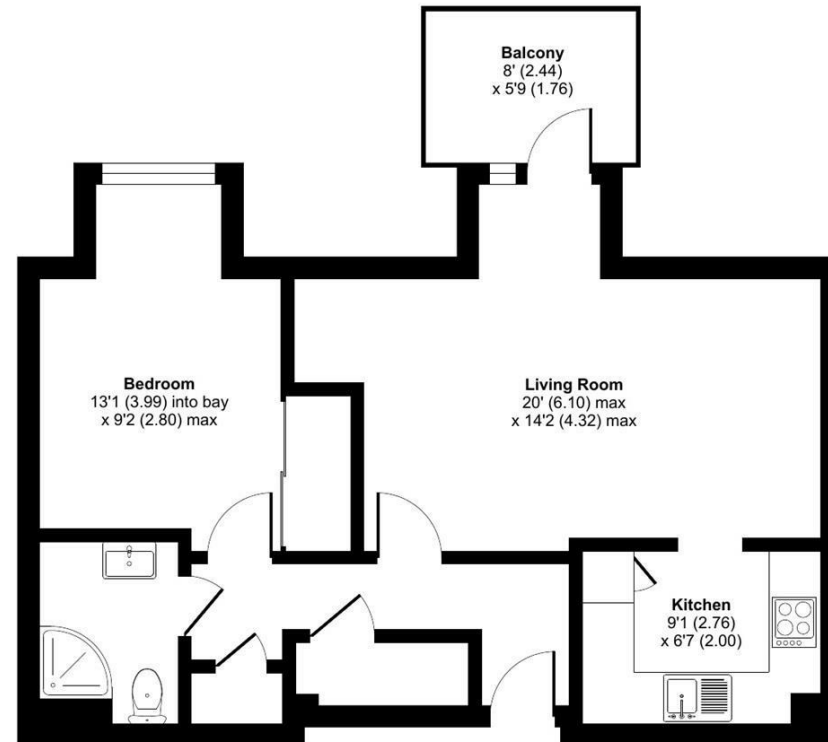
EPC Rating: B

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.

Approximate Area = 528 sq ft / 49 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1265219



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