



Flat 9, Custerson Court, Station Street,  
Saffron Walden, Essex, CB11 3HF

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Asking Price: £169,995  
Leasehold



**Intercounty**  
Estate and Letting Agents



An attractive, one bedroom ground floor apartment, situated in this popular and highly regarded retirement scheme, conveniently located just off Station Road with good access to the town. The apartment is well decorated and attractively presented throughout.

Service charges- £257 twice yearly and a communal maintenance charge of around £1,496 is also payable twice a year. Buildings insurance is included in the service charge. Lease 125 years from April 1995 ( 96-97 years remaining )

Age Restrictions- Joint occupancy 55 years, sole occupancy 60 years

Council Tax Band C. EPC Band C.





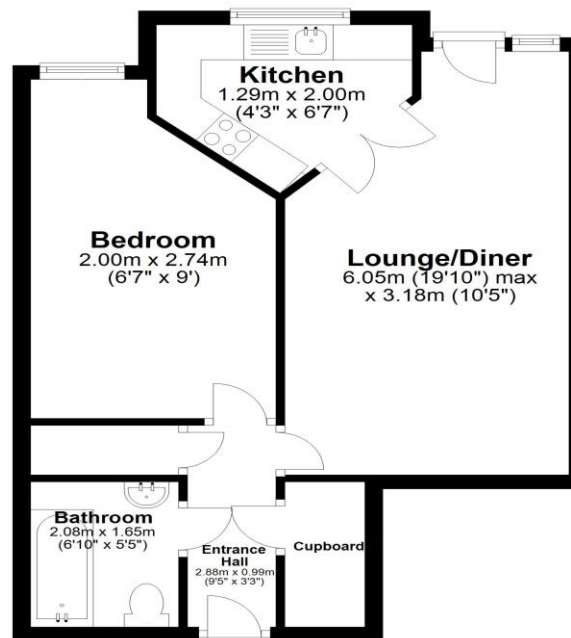
1 Bedroom Retirement Apartment  
Ground Floor  
Well-Presented  
Good Access to Town  
Parking  
Council Tax Band C & EPC Band C

#### ADDITIONAL INFORMATION

Lease, ground rent and maintenance details have been provided by the seller, but their accuracy cannot be guaranteed, as we may not have seen a copy of the original lease. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.

### First Floor

Approx. 45.1 sq. metres (485.2 sq. feet)



Total area: approx. 45.1 sq. metres (485.2 sq. feet)

**AGENTS NOTES** IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Floorplans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their service. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercounty.

**ANTI-MONEY LAUNDERING** We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks are carried out correctly and for ongoing monitoring, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 inc VAT, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee is paid in advance, directly to Lifetime Legal and is non-refundable.

### FOR MORE DETAILS CONTACT

57 High Street, Saffron Walden, Essex, CB10 1AA

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