



Meadow Close Elmstead Market, CO7 7HR

Offered with No Onward Chain in the popular Essex Village of Elmstead Market is this TWO BEDROOM RETIREMENT BUNGALOW for the Over 55's. The historic City of Colchester is positioned within four miles with the coastal area of Clacton-on-Sea around ten miles away. With its own private patio overlooking the communal grounds onto the fields beyond, the property is also presented in excellent decoration throughout with both modern Kitchens & Shower Room. An early viewing is strongly advised to appreciate the accommodation and décor on offer.

- Two Bedrooms
- Lounge
- Modern Fitted Kitchen
- Modern Three Piece Shower Room
- Gas Central Heating (n/t)
- Private Patio Area
- Communal Parking & Garden Areas
- Over 55's Retirement Complex
- No Onward Chain
- EPC Rating C & Council Tax C



Price £210,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALLWAY

Loft access. Radiator. Built in airing cupboard. Doors to:



BEDROOM ONE

13'5 x 10'11

Wall to wall fitted wardrobes incorporating dresser unit. Radiator. Double glazed window to rear.



BEDROOM TWO

9'2 x 8'11

Radiator. Double glazed window to front.



SHOWER ROOM

Fitted with a three piece modern white suite. Comprises double shower cubicle. Vanity unit with fitted wash hand basin. Concealed cistern low level W.C. Fully tiled walls. Chrome effect heated towel rail. Double glazed window to front.



LOUNGE

14'3 x 10'11 max

Feature fireplace with electric fire (not tested). Radiator. Double glazed window to rear, Double glazed sliding patio doors opening onto private patio area and communal gardens with views across hedge to fields beyond. Door to kitchen.



KITCHEN

9'11 x 8'11

Fitted with a modern kitchen suite. Comprises duck egg blue gloss fronted units. Comprises square edge work surfaces with cupboards and drawers below. Range of matching wall mounted units incorporating part glass fronted display cabinets. Inset single drainer stainless steel sink unit with mixer tap. Inset four ring ceramic electric hob with concealed extractor hood above and glass splash back. Inset high level electric oven (all appliances not tested). Tall fridge/freezer space. Space and plumbing for washing machine and slimline dishwasher. Radiator. Wood effect flooring. Double glazed window to front.



OUTSIDE - COMMUNAL GROUNDS

The property benefits from beautifully kept communal gardens with communal parking area. The property has access to enclosed refuse areas.



OUTSIDE - PRIVATE REAR PATIO

The property benefits from its own private patio area laid to paving and part enclosed by wooden railings. Opening onto lawned communal gardens with array of mature shrubs and hedges. There are views across the hedge onto fields beyond.



REAR VIEW OF PROPERTY



FIELDS TO REAR



APOLLO CARE LINE & WARDEN

The property is serviced by Apollo Care line with warden office on site. There is also Pull cords placed throughout the bungalow should they be needed in an emergency.

COMMUNAL REFUSE ROOM



Material Information (Leasehold Property)

Tenure: Freehold Council Tax Band: C

Length of lease (years remaining): 89 Years Annual ground rent amount (£): £196 PA Ground rent review period (year/month): TBC Annual service charge amount (£): £2655.24 PA (£221.21 Per month) Service charge review period (year/month): TBC

Any Additional Property Charges: No

Services Connected:

(Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone & Broadband): Yes

Non-Standard Property Features To Note: Over 55's Retirement Complex

JE 0425

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

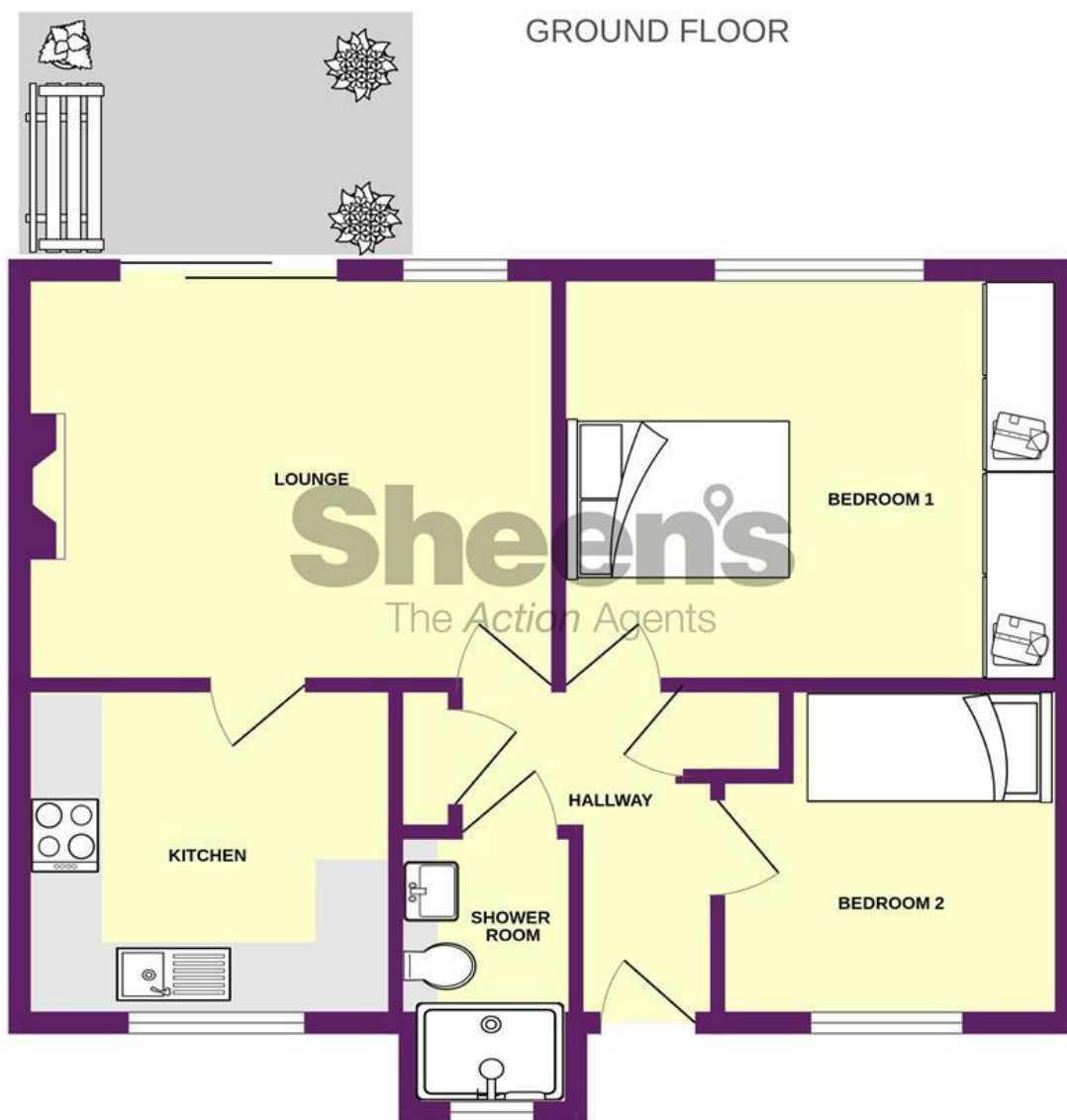
Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Selling properties... not promises

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