



Abberton Grange, Layer Road Abberton, Colchester, CO5 7NL

'Abberton Grange' is a rural complex of Luxury Apartments situated in the Essex village of Abberton located to the south of the city of Colchester. This spacious ONE BEDROOM FIRST FLOOR APARTMENT for the over 55's benefits from it's own private balcony with open outlook along with an impressive communal lounge. The property is situated in established grounds which communal lawned areas with an array of shrubs and ancient trees. An early internal inspection is strongly advised to appreciate the accommodation and grounds on offer. Colchester city centre is situated within four miles with the Abberton Reservoir Nature Discover Centre close by.

- 12'6 x 11'6 Bedroom
- 11'4 x 6'4 Private Balcony
- 19'3 x 12'7 Lounge/Diner
- Modern Fitted Kitchen
- 9'9 x 7'11 Four Piece Bathroom
- Electric Radiator Central Heating (n/t)
- Impressive Communal Lounge
- Over 55's Complex
- Council Tax Band B
- EPC Rating D



Offers In Excess Of £120,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed communal entrance door with security entry phone system to:

COMMUNAL ENTRANCE HALLWAY

Stair flight and lift to first floor and First Floor Communal Hallway.



FIRST FLOOR COMMUNAL HALLWAY

Vaulted central Lantern Skylight. Seating area with views to front over grounds. Private entrance door to:



ENTRANCE HALLWAY

Built in storage cupboard. Additional built in airing cupboard. Radiator. Doors to:



BEDROOM

12'6 x 11'6

Built in double wardrobe. Radiator. Double glazed window to rear with views over balcony to grounds.



BATHROOM

9'9 x 7'11

Fitted with a four piece white suite. Comprises panel bath. Independent shower cubicle. Low level W.C. Pedestal wash hand basin. Part tiled walls, Towel rail. extractor fan (not tested).



LOUNGE/DINER

19'3 x 12'7

Two radiators. Double glazed window to rear with views over communal grounds. Double glazed door to Balcony. Open access to Kitchen.



ALTERNATE VIEW OF LOUNGE/DINER



BALCONY

11'4 x 6'4

Open views over communal grounds and woodland area.



KITCHEN

9'1 x 12 max

Fitted with a range of wood effect fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Inset four ring ceramic electric hob with extractor hood above. Inset high level electric oven (all appliances not tested). Fridge/freezer space. Space and plumbing for washing machine. Tiled splash backs. Sunken spot lights.



COMMUNAL LOUNGE AND VERANDA



INTERNAL VIEW OF COMMUNAL LOUNGE



OUTSIDE FRONT

The property is situated in impressive communal grounds. The property benefits from communal residents parking to the front of the building with an additional overflow parking area for visitors and residents.



OUTSIDE - COMMUNAL GARDENS

The impressive grounds include lawned areas with an array of shrubs and ancient trees.



Material Information (Leasehold Property)

Tenure: Leasehold

Length of lease (years remaining): 109

Annual ground rent amount (£): £100 per annum

Ground rent review period (year/month): TBC

Annual service charge amount (£): Year 2023 - £3504.00 per Annum (£292 per month)

Service charge review period (year/month): TBC

Council Tax Band: B

Any Additional Property Charges: Please Note that the whenever a Property is sold at Abberton Grange, 10% of the sale price goes to the freeholder.

Services Connected:

(Gas): No

(Electricity): Yes

(Water): yes

(Sewerage Type): Communal Cesspool

(Telephone & Broadband): TBC

Non-Standard Property Features To Note:

JE 0623

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

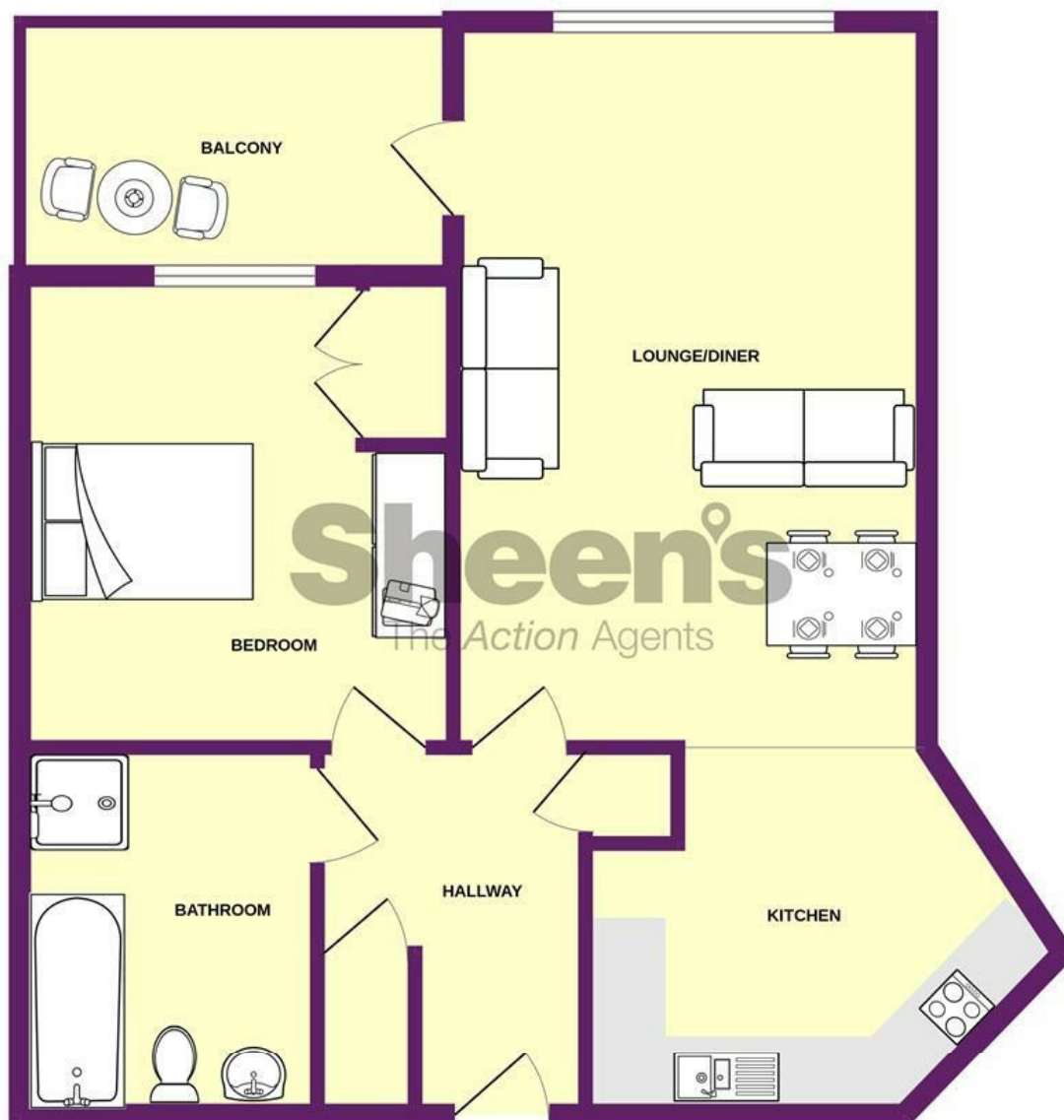
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Particular Disclaimer

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.



FIRST FLOOR



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

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

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