

30 Cranmere Court

Exeter Drive, Colchester, Essex, CO1 2RX



PRICE: £95,000

Lease: 159 years from 2021

Property Description:

A ONE BEDROOM GROUND FLOOR RETIRMENT APARTMENT WITH ACCESS TO PATIO AREA

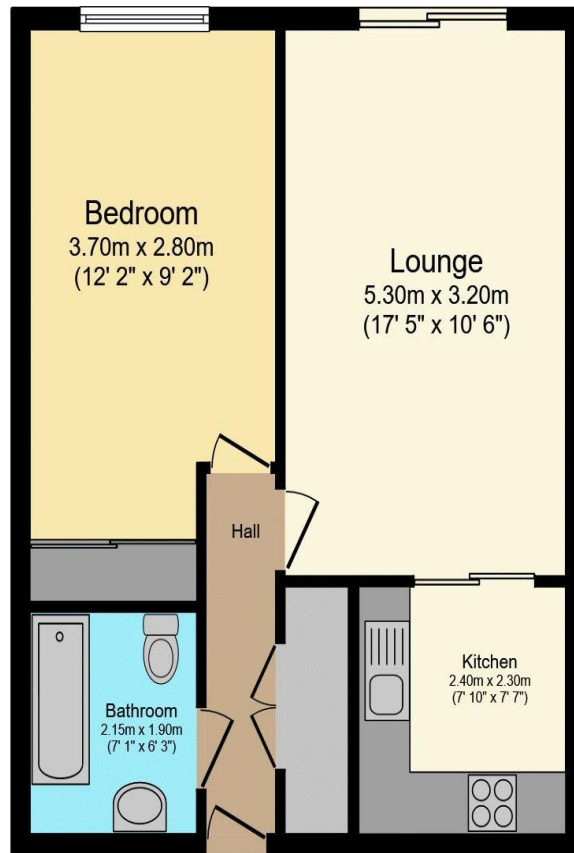
Cranmere Court was constructed by Anglia Secure Homes and comprises 56 properties arranged over 3 floors each served by lift. Ideal location to Doctors & Pharmacy, Colchester shopping centre offering all amenities including main supermarkets and Costa Coffee, Castle Park with its cycle/walking routes and Lake is within close proximity. The Residential Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty, there is a 24-hour Appello emergency call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge
Communal Laundry, 2 Guest Suites
24 hour Appello emergency call system
Hairdressing/chiropractic salon
Car Park and Communal Gardens, Outside
Clothes Drying area

Lift to all floors
Development Manager
Price to include carpets, curtains and light fittings
Lease: 159 years from 2021



**For more details or to make an appointment to view, please contact
Mandy Abbott**



Total floor area 47.6 sq.m. (512 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending:

30/09/25

Annual Ground Rent:

£283.92

Ground Rent Period Review:

2029

Annual Service Charge:

£3058.61

Council Tax Band:

A

Event Fees:

**1% Transfer
Nil Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.