

For Sale

**£120,000** Leasehold



## Abberton Grange Layer Road Colchester CO2 7JP

Set in beautifully landscaped Abberton Grange development, this property offers the perfect combination of tranquillity and convenience. The communal orangery is a real standout feature, providing a bright and airy space to relax and socialize with other residents

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- Energy Rating: D
- OVER 55's
- BEAUTIFUL GROUNDS
- TRANQUIL ENVIRONMENT
- FIRST FLOOR SERVICED VIA LIFT

# Property Details

## Entrance Hall

## Living Room

Metal framed double glazed window to rear, radiator, door to Balcony, open to Kitchen Area.

**Kitchen** Irregular Shaped Room 11' 7" max x 10' 2" max ( 3.53m max x 3.10m)

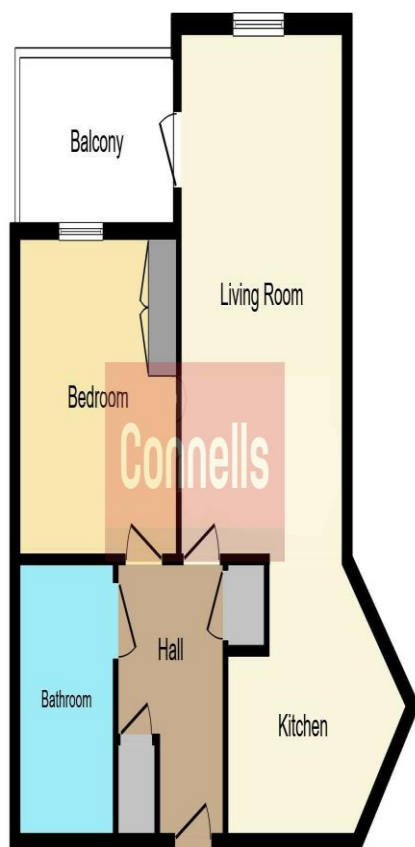
Matching base and eye level units, roll top work surfaces, inset stainless steel sink unit with mixer tap, tiled splashbacks, space for fridge/freezer, plumbing for washing machine, four ring induction hob, integrated oven, lino flooring.

**Bedroom** 12' 6" max x 11' 5" max ( 3.81m max x 3.48m max )

Metal framed double glazed window to rear, built-in wardrobe, radiator.

## Bathroom

White four-piece suite comprising panel enclosed bath, separate shower cubicle, low level w.c., wash hand basin, part tiled walls, lino flooring, towel rail.



To view this property please contact Connells on

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3a High Street  
COLCHESTER CO1 1DA

Property Ref: CCH308492 - 0003

Tenure:Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 3904.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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