



Cranmere Court, Exeter Drive, COLCHESTER, CO1 2RX

welcome to

Cranmere Court, Exeter Drive, COLCHESTER

Offered with NO ONWARD CHAIN, this spacious and well presented ground floor apartment is suitable for over 55 year olds. The property offers excellent access to local amenities, doctors surgery, the Castle Park and Colchester's city centre, with St Botolphs train station within 1 mile.



Early viewing is advised of this spacious apartment situated on the east side of Colchester and offering excellent access to amenities and transport links.

Accommodation comprises spacious hallway, 17 ft lounge/diner with sliding doors onto a private patio area, kitchen, two good size double bedrooms and a modern shower room.

Externally there are communal grounds and parking.

Communal Entrance Door To:

Communal Entrance Hall

Personal Entrance Door To:

Entrance Hall

Carpet, storage heater, airing cupboard, storage cupboard, doors to:

Lounge

17' 1" x 10' (5.21m x 3.05m)

Storage heater, electric fire, carpet, upvc double glazed sliding doors to private patio area, doors to:

Kitchen

10' x 7' 1" (3.05m x 2.16m)

Range of matching base and eye level units, roll top work surfaces, inset sink and drainer unit, tiled splashbacks, integrated oven, inset hob with extractor hood over, plumbing and space for washing machine, space for fridge/freezer, vinyl flooring.

Bedroom One

14' 1" x 9' 1" to face of wardrobes (4.29m x 2.77m to face of wardrobes)

Upvc double glazed window to rear, storage heater, carpet, built-in wardrobes.

Bedroom Two

10' 1" x 8' (3.07m x 2.44m)

Upvc double glazed window to rear, storage heater, carpet.

Shower Room

Modern white suite comprising double shower cubicle, low level w.c. and wash hand basin set into vanity unit, fully tiled walls, vinyl flooring, extractor fan, heated towel rail.

Outside

The property benefits from access to lovely communal gardens and parking.



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). Powered by www.focalagent.com



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welcome to

Cranmere Court Exeter Drive, COLCHESTER

- NO ONWARD CHAIN
- Ground Floor Apartment
- Spacious Living Accommodation
- Two Double Bedrooms
- Modern Shower Room
- Communal Gardens & Parking
- Good Access To City Centre & Castle Park

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1944.00

Ground Rent: 4608.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Oct 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS120363 - 0002

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