



Orchard Gardens, Colchester, CO4 0XB

welcome to

Orchard Gardens, Colchester

SHARE OF FREEHOLD. This first floor over 55s retirement apartment is situated off Ipswich Road, offering excellent access to local shops and amenities and transport links, including bus service into Colchester within a stones throw. Colchester's city centre is around 1 mile from the property.



This first floor apartment is conveniently situated for access to supermarkets and Colchester's city centre and is suitable for people over 55 years old.

Accommodation comprises entrance hall, spacious lounge, kitchen, two good size bedrooms and a bathroom. Externally there are communal gardens as well as communal parking.

Communal Entrance Door To:

Communal Entrance Hall

With stairs to first floor.

Entrance Door To:

Entrance Hall

Carpet, heater, built-in airing cupboard, doors to:

Lounge

18' 5" x 10' 6" (5.61m x 3.20m)

Upvc double glazed window to front, carpet, heater, leading to:

Kitchen

9' 4" x 5' 9" (2.84m x 1.75m)

Range of base and eye level units, roll top work surfaces, inset sink and drainer unit, oven and electric hob with extractor over, plumbing for washing machine, space for fridge/freezer, upvc double glazed window to front, tiled floor.

Bedroom One

12' 1" max x 8' 7" max (3.68m max x 2.62m max)

Upvc double glazed window to front, carpet, heater, built-in wardrobe cupboard.

Bedroom Two

8' 4" x 7' 9" (2.54m x 2.36m)

Carpet, heater, upvc double glazed window to front.

Bathroom

Panel enclosed bath with shower over, low level w.c., wash hand basin, tiled floor and walls, upvc double glazed window to front.

Outside

The property benefits from communal gardens and communal 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

Orchard Gardens, Colchester

- First Floor Over 55s Apartment
- Spacious Living Accommodation
- Two Bedrooms & Bathroom
- Communal Gardens & Parking
- Excellent Access To Local Amenities
- Bus Stops Close To Property
- SHARE OF FREEHOLD

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 3500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1988. 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

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS120488 - 0004

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