









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' $5'' \times 10'$ $6'' (5.61m \times 3.20m)$ 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.

Agents Note

The vendor has advised that the service charge include water, buildings insurance and laundery facilities



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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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





directions to this property:

Refer to map





Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CCS120488

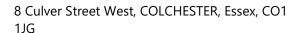


Property Ref: CCS120488 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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