

oakheart



£75,000

Offers In Excess Of  
St. Marys Fields, Colchester



Offered to the market with no onward chain, this beautifully presented one-bedroom retirement apartment is positioned on the third floor of the highly regarded Salter Court, an exclusive development for the over 60s, ideally located just a short walk from Colchester's historic city centre and its excellent range of amenities.

Designed to offer comfortable, secure and independent living, the apartment enjoys a bright and spacious feel throughout. The accommodation comprises a welcoming entrance hall, a generous lounge and dining room providing the perfect space to relax or entertain, a well-equipped kitchen with ample storage and preparation space, a spacious double bedroom with excellent natural light,

and a modern shower room.

Salter Court offers residents an exceptional range of facilities and services, creating a welcoming and sociable community atmosphere. These include a residents' lounge, laundry room, lift access to all floors, beautifully maintained communal gardens and communal parking. The development also benefits from an on-site house manager and emergency call system, providing additional peace of mind.

The location is particularly appealing, with Colchester's city centre, local shops, cafés, restaurants, parks and transport links all within easy reach, allowing

residents to enjoy the perfect balance of independence and convenience.

Whether you are looking to downsize, simplify your lifestyle or enjoy the benefits of a well-established retirement community, this delightful apartment presents an excellent opportunity to secure a comfortable and low-maintenance home in a highly desirable setting.

Please note: Some images have been virtually staged for illustrative purposes.












Local Authority:  
Colchester

Tenure:  
Leasehold

Council Tax Band:  
A

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.