



**Cranmere Court, Exeter Drive, COLCHESTER, CO1 2RX**

**welcome to**

**Cranmere Court, Exeter Drive, COLCHESTER**

NO ONWARD CHAIN. This one bedroom apartment is situated within Cranmere Court which was developed 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.



**This retirement apartment is ideally situated for access to amenities and bus links and benefits from a Residential Development Manager, as well as 24 hour Appello emergency call system.**

**The building benefits from a lift providing access to all floors and there are communal facilities such as hairdresser/chiropractic salon, communal laundry room, communal lounge and two guest suites.**

**Externally there are beautiful lawned communal gardens providing lovely areas to relax outside and the property benefits from lovely views over the garden from the Lounge and Bedroom.**

**Additionally there is car parking available.**

**Communal Entrance Door To:**

**Communal Entrance Hall**

With lift to all floors.

**Personal Entrance Door To:**

**Hallway**

Security door entry system, storage heater, emergency pull cord, airing cupboard with hot water cylinder, doors to:

**Lounge / Diner**

18' 1" x 10' 4" ( 5.51m x 3.15m )

Upvc double glazed windows to rear, carpet, storage heater, emergency pull cord.

**Kitchen**

7' 10" max x 7' 5" max ( 2.39m max x 2.26m max )

Range of matching base and eye level units, work surfaces, inset stainless steel sink and drainer unit with hot and cold taps, integrated eye level oven, inset hob with extractor over, fridge/freezer, tiled splashbacks.

**Bedroom**

14' 3" max to face of wardrobe x 9' 6" max ( 4.34m max to face of wardrobe x 2.90m max )

Upvc double glazed window to rear, built-in double wardrobe with mirror fronted sliding doors, carpet, storage heater, emergency pull cord.

**Shower Room**

7' 7" x 5' 11" ( 2.31m x 1.80m )

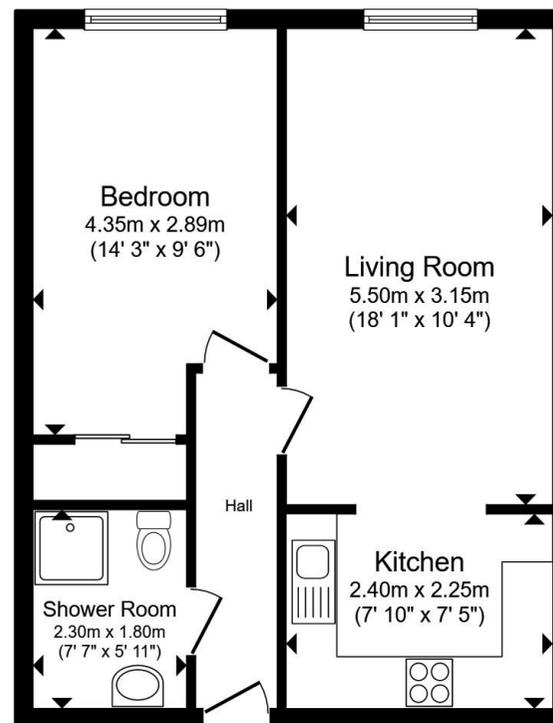
Shower cubicle with grab rail, low level w.c., pedestal wash hand basin, wall mounted electric heater, extractor fan, tiled walls.

**Outside**

There are communal gardens and a communal car park.

**Agents Note**

There is less than 80 years remaining on this lease which could impact where a mortgage is required by a purchaser. Please enquire for further information.



Total floor area 48.2 m<sup>2</sup> (519 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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welcome to

## Cranmere Court, Exeter Drive, COLCHESTER

- NO ONWARD CHAIN
- Second Floor Retirement Apartment
- Spacious Lounge/Diner
- Generous Double Bedroom
- Communal Facilities Available
- Communal Gardens & Parking
- Close To City Centre, Amenities & Transport Links

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 3058.61

Ground Rent: 283.92

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.

# £70,000



### directions to this property:

Refer to map



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CCS121373 - 0002

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