



## 2 bedroom Maisonette located in Ardleigh.

Guide Price  
£200,000

Find us on..



JOHN ALEXANDER



JOHN ALEXANDER  
ESTATE AGENTS

# 1 Forge Court Ardleigh Colchester CO7 7WL



2



1



0



EPC

C



## FULL DESCRIPTION

### THE HOME

\*\*\* GUIDE PRICE OF £200,000 - £225,000 \*\*\*

Forge Court is a wonderful collection of exclusive homes situated within the quaint village of Ardleigh.

The residence is a ground floor, two double bedroom maisonette which has been sympathetically updated to allow for modern day living. During the current owners proprietorship they have remodelled the home and made many upgrades.

The kitchen is a great social space, fully fitted with integrated appliances and is open plan to the lounge, this bright and airy room has four windows, flooding the heart of the home with natural light and bringing the outside in.

There are two double bedrooms and a contemporary fitted shower room. The latest addition to home is the conservatory which was constructed a couple of years ago, with bi-folding doors opening onto the courtyard garden.

The garden has been meticulously designed to take full advantage of the outdoor space, complimented by slate tiled flooring adding a sense of serenity.

### LOCATION

The village of Ardleigh is ideal for family life, with lots of excellent country walks and rides nearby and further into the beautiful Dedham Vale and Constable Country too. Ardleigh has a corner shop opened until 10:00 pm, a good primary school - Ardleigh St Marys primary school, a post office, a doctors surgery and a Chinese takeaway restaurant. While for those who enjoy sailing there is Ardleigh Sailing Club which is a thriving and friendly club

situated within 136 acres of peaceful and secluded water providing excellent resources for racing, training or simply cruising.

Colchester.

### AGENTS NOTE

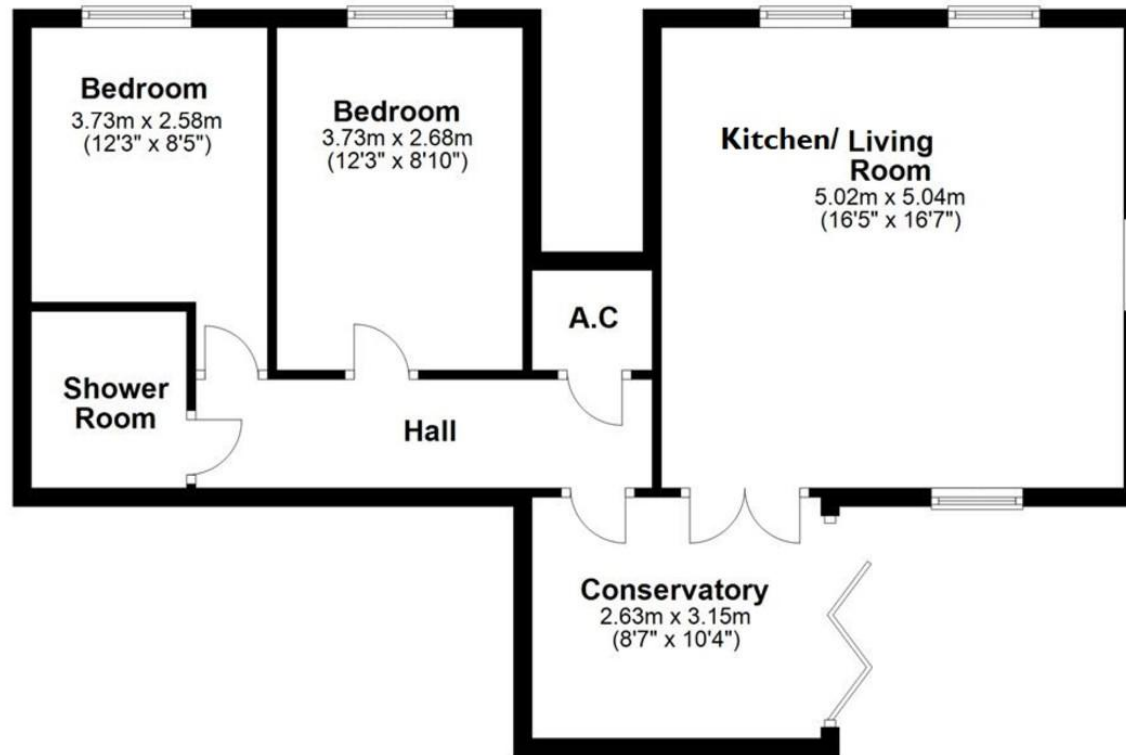
The owner has advised us the service charge is approximately £872.28pa. Any interested parties are recommended to verify this with their solicitor.

There are 82 years remaining on the lease.



## FLOORPLAN

### Ground Floor



The floor plan is for guidance purposes only and has been produced merely to illustrate the relative position of rooms within a building. It is not to scale.  
Plan produced using PlanUp.

## DIRECTIONS

### CONTACT

London Road  
Stanway  
Colchester  
Essex  
CO3 0NY

E [info@john-alexander.co.uk](mailto:info@john-alexander.co.uk)

T 01206 656007

[www.john-alexander.co.uk](http://www.john-alexander.co.uk)

Find us on..



**JOHN ALEXANDER**  
ESTATE AGENTS