

For Sale

£120,000 Leasehold



Abberton Grange Layer Road Colchester CO2 7JZ

Set in beautifully landscaped Abberton Grange development, this property offers the perfect combination of tranquillity and convenience. The communal orangery is a real standout feature, providing a bright and airy space to relax and socialize with other residents

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- Energy Rating: D
- OVER 55's
- BEAUTIFUL GROUNDS
- TRANQUIL ENVIRONMENT
- FIRST FLOOR SERVICED VIA LIFT

Property Details

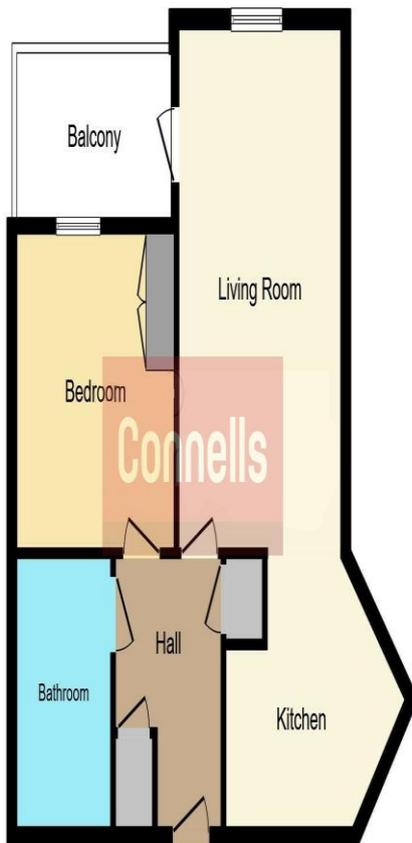
Entrance Hall

Living Room

Kitchen 10' 2" x 11' 7" (3.10m x 3.53m)

Bedroom 11' 5" x 12' 6" (3.48m x 3.81m)

Bathroom



To view this property please contact Connells on

T 01206 547 431

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3a High Street
COLCHESTER CO1 1DA

Property Ref: CCH308801 - 0002

Tenure:Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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