

23 Abberton Grange, Layer Road, Abberton, Colchester, CO5 7NL



**Leasehold**

Offers in excess of

**£170,000**

Subject to contract

**Over 55's Retirement.**

2 bedrooms  
1 reception room  
2 bathroom



Situated within this select retirement complex for the over 55's is this spacious and very well presented two bedroom first floor apartment.



# Some details

## General information

A spacious two bedroom first floor apartment situated in this stylish retirement development for the over 55's in a pleasant village location of Abberton just to the south of the town centre and set in wonderful peaceful grounds.

The accommodation comprises of an entrance hall with two built in storage cupboards and entry phone system with doors leading to all principal rooms with the open plan design living room/kitchen to the right. The lounge area having a double glazed window overlooking gardens and a door leading to a good size balcony. The kitchen is fitted with a range of modern units and has built in four ring ceramic hob, electric oven, plumbing for washing machine, extractor fan and one and a half bowl sink unit, good range of storage cupboards and worksurfaces. Both bedrooms are of a double size with the master bedroom having built in double wardrobe and featuring an en-suite shower room with corner shower cubicle, low level W.C, hand basin, chrome heated towel rail and a double glazed window to the side. The bathroom is fitted with a three piece suite comprising of a panel bath, hand basin with mixer taps and a low level W.C.

## Entrance hall

## Open plan living/kitchen

25' 5" x 11' 4" > 8' 10" (7.75m x 3.45m)

## Bedroom one

17' 2" x 10' 9" (5.23m x 3.28m)

## Ensuite

## Bedroom two

10' 5" x 9' 4" (3.18m x 2.84m)

## Bathroom

## The outside

The property benefits from residents parking to the front and access to all the communal areas, including the Orangery which has coffee and tea making facilities.

## Where?

The property is situated in the popular village of Abberton and is located within the grounds of Abberton Manor Care Home to the south of Colchester, providing straight forward access to Colchester's town centre or Mersea Island with its long sandy beaches. The property is situated within walking distance of a primary school and there are bus services leading from the main road in the village into Colchester's town centre.

## Important information

Council Tax Band - B

Services - We understand that mains water, drainage and electricity are connected to the property.

Tenure - Leasehold

Remaining lease length - 114 years

Service charge - £2,000 per annum

Ground rent - £100 per annum

EPC rating - C

## Agents note

**We understand that upon selling the property, the homeowner will be required to pay 10% of the sale proceeds to the freeholder.**

Any intending viewers or purchasers are advised of the following: An EWS1 form ( External Wall Survey) may be recommended for certain apartment buildings dependant on issues such as the height of the structure. the positioning of balconies and composition of any external cladding. Fenn Wright have not undertaken any such assessment in respect of this particular property and this note has been added to all flats being offered for sale throughout our business as appropriate general guidance .We recommend that potential purchasers seek advice from their solicitor and an independent Chartered Surveyor before committing to a purchase.

## Directions

Proceed out of Colchester town centre towards Mersea Road, heading out towards Mersea on the B1025 and upon reaching the crossroads at Peldon take the right hand turning into Layer Road. Proceed along Layer Road which then joins into Oxley Hill, proceed down Oxley Hill until you come to Abberton Manor and Abberton Grange on the right hand side.

## Further information

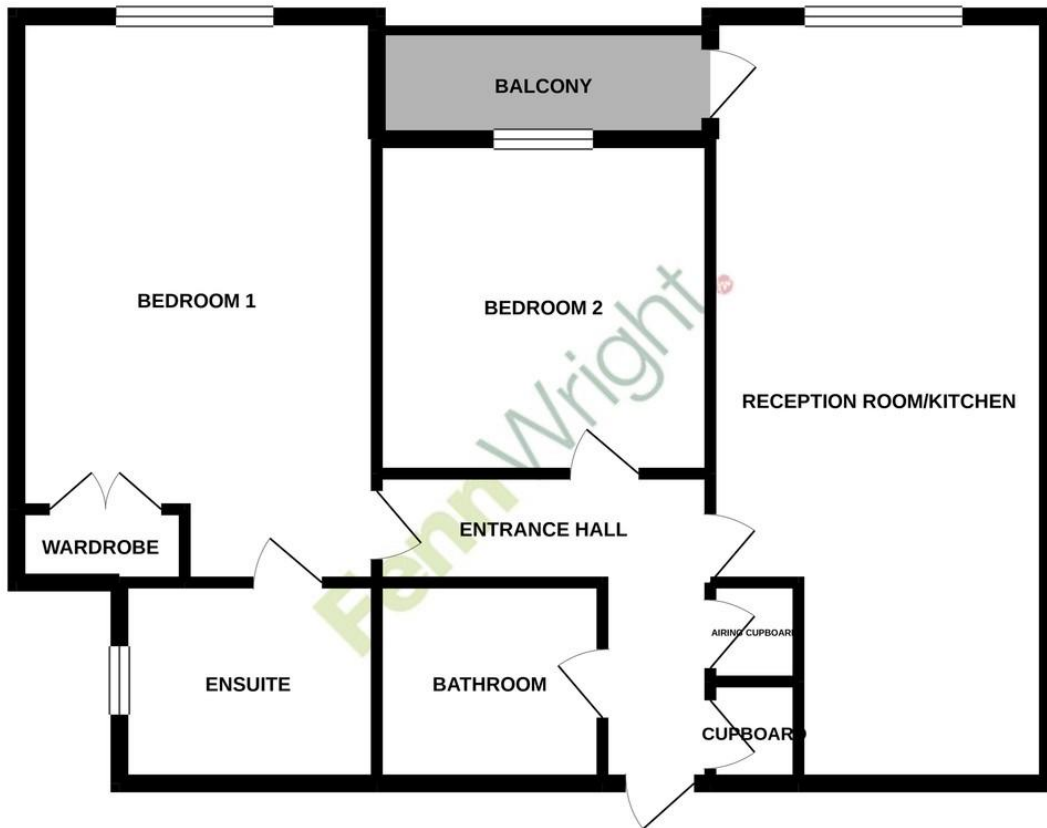
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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## Viewing

To make an appointment to view this property please call us on 01206 763 388.

GROUND FLOOR  
802 sq.ft. (74.5 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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To find out more or book a viewing

**01206 763 388**

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Particulars for 23 Abberton Grange, Layer Road, Abberton, Colchester, CO5 7NL

