



- First Floor One Bedroom Apartment
- Retirement Over 55's
- Recently Refurbished And Modernised Throughout
- Modern Kitchen And Shower Room
- Generous Living Room
- Rarely Available
- Close To The Beach And A Range Of Amenities
- 24 Hour Emergency Support & Warden Service
- No Chain

### Flat 12 Hall Barn, High Street, West Mersea, Colchester, Essex. CO5 8SD.

Offered with no onward chain and rarely available is this centrally located, recently refurbished one bedroom first floor apartment in West Mersea. Within minutes of the High Street and the beach this modern apartment would be ideal for any prospective purchaser looking to downsize on the Island. The property has recently been refurbished to a high standard and offers a range of contemporary fittings. The internal accommodation consists of a double bedroom, living room, modern fitted kitchen and a shower room. A unique block of apartments due to its close knit community and beautiful communal grounds. the property also has the extra benefit of a 24 hour emergency support and warden service. Internal viewings are highly advised.





# Property Details.

## First Floor Apartment

### Communal Entrance

Stairway with stair lift to first floor, door to;

### Entrance Hall

With doors to;

### Lounge



12' 3" x 11' 5" (3.73m x 3.48m) With windows to double aspect, door to;

### Kitchen



10' 0" x 6' 11" (3.05m x 2.11m) With window to side, a range of contemporary matching eye level and base units, worksurfaces over, tiled splashbacks, inset sink and drainer, integrated appliances.

### Bedroom



11' 2" x 8' 3" (3.40m x 2.51m) With window to front.

### Shower Room



A modern shower room offering a walk in shower cubicle, wash hand vanity basin, close coupled WC.

# Property Details.

## Outside

### Communal Grounds, Gardens & Visitors Parking

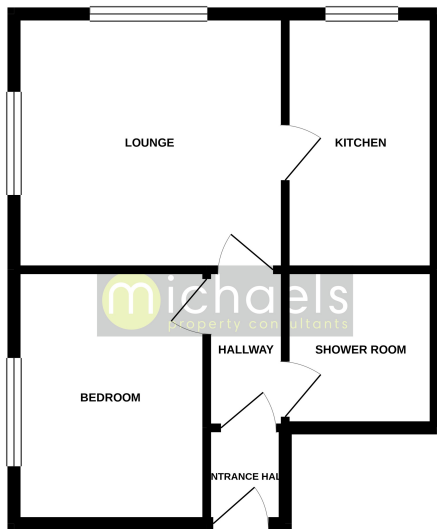


As previously mentioned Hall Barn offers all resident access to some stunning communal grounds and gardens, which occupiers are able to enjoy. They also have access to a communal lounge, 24hr emergency service and an onsite warden. At the entrance to Hall Barn there is also visitors parking available.

# Property Details.

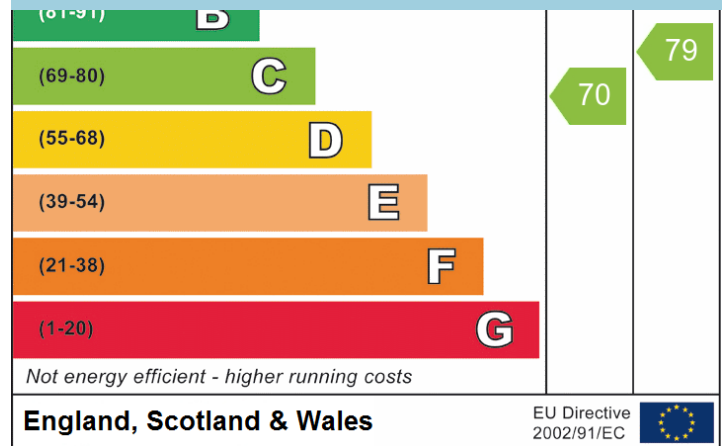
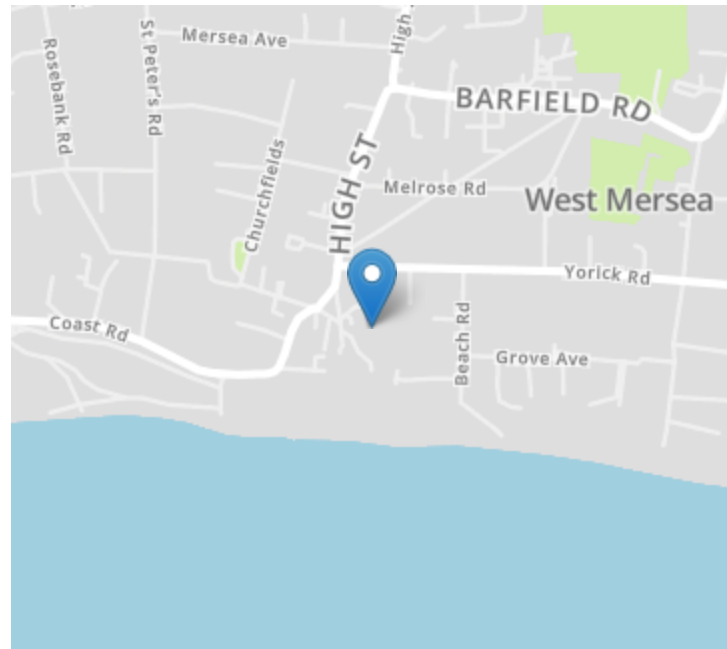
## Floorplans

FIRST FLOOR APARTMENT



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, sections, heights 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 for any prospective purchaser. The services, fixtures and appliances shown hereon have been based upon our general knowledge and are not intended to be relied upon as a guarantee.

## Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.