



michaels  
property consultants

- Positioned In The Grounds Of A Charming Listed Queen Ann Manor
- Designed For The Over 55's
- Spacious First Floor Apartment
- Lift Access & Secure Entry System
- Living Room With Access To South Facing Balcony
- Spacious Kitchen
- Large Master Bedroom
- Tiled Family Bathroom Suite
- Courtesy Taxi Service To Colchester Town Centre

**27 Abberton Grange, Layer Road, Abberton, Colchester, Essex. CO5 7NL.**

Abberton Grange, is a charming listed Queen Ann Manor, situated to the South of Colchester in the ever popular village of Abberton. Home to meticulously landscaped and exceptionally well maintained communal gardens, with stunning views over the Roman River Valley is a block of luxurious apartments constructed in 2007, specifically designed and to be occupied only by people over the age of 55. Secure, private and spacious Abberton Grange apartments offer tranquil living with a joyous community feel.



# Property Details.

## First Floor

### Entrance Hall

Entrance door to front aspect, airing cupboard, radiator, further doors to:

### Living Room



UPVC window to rear aspect, UPVC door to side aspect (leading to private south facing balcony), radiator, communication points & open plan to:

### Kitchen



Fitted kitchen comprising of a range of fitted base and eye level units with work surfaces over, mosaic tiled splash, inset sink, drainer & mixer tap over, inset electric fan assisted oven and grill, inset electric hob with extractor fan over, inset spotlights, space for freestanding appliances, inset spotlights

## Master Bedroom



UPVC window to rear aspect, radiator

## Family Bathroom Suite



Four piece bathroom suite comprising of panel bath, walk in shower cubicle, W.C, pedestal wash hand basin, tiled wall finish, inset spotlights

# Property Details.

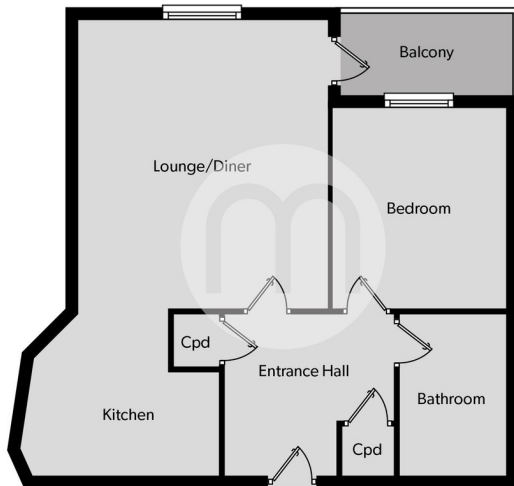
## Agents Note



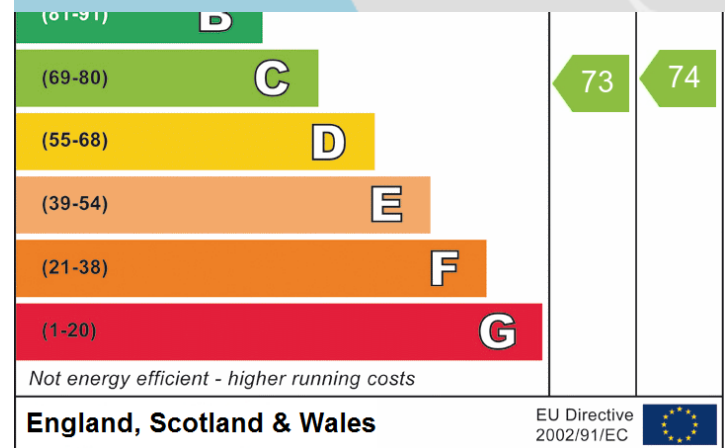
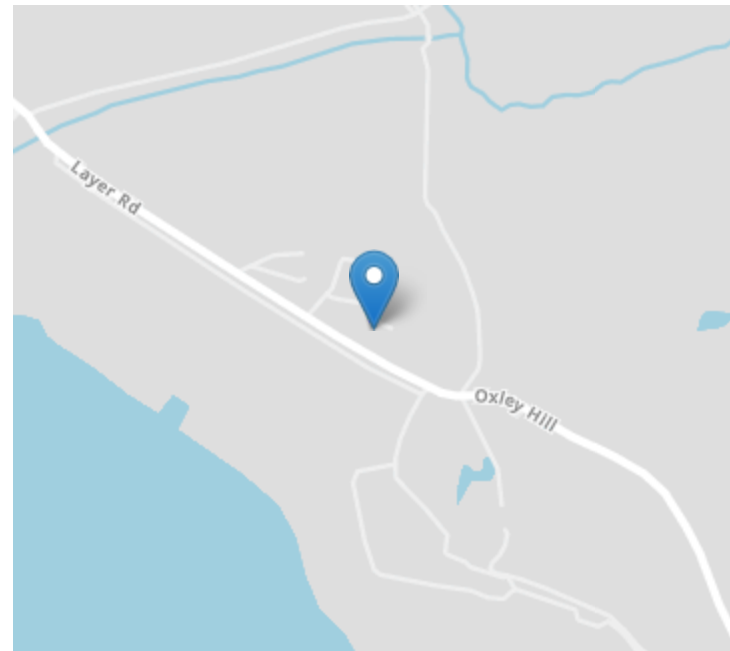
We have been advised by the sellers that the service charge and ground rent combined, is approximately £534.00p per quarter. This includes the maintenance of the communal garden and facilities, access to the orangery and its communal areas for the events held, maintenance of the lift and communal parking areas. It also includes building insurance. We have been advised this by the seller but strongly recommend all interest parties confirm this information with their legal representative, at the early stages of conveyancing.

# Property Details.

## Floorplans



## 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.