



- Over 55's retirement apartment
- One Bedroom Ground Floor Apartment
- Modern Shower Room
- Direct Access To Communal Garden
- Chain Free
- Double Glazed Windows
- Town Centre Access

### 34 The Dell, Colchester, Essex. CO1 2YH

Situated within this retirement complex for the over 55s is this ground floor double one-bedroom floor apartment that benefits from access to communal facilities, such as residents lounge; library; guest suite; lifts to all floors; gardens and an on-site manager. This well-presented property offers no ongoing chain, a sizeable lounge/diner with a patio door into the garden, a fitted kitchen, newly fitted shower room, bedroom with fitted wardrobes, and double glazing.



# Property Details.

## Ground Floor Apartment

### Entrance Hall

With two storage cupboards, airing cupboard, storage heater and doors to;

### Shower Room



Newly fitted shower room with walk in shower, wash hand basin and close coupled WC.

### Bedroom One



13' 5" x 9' 1" (4.09m x 2.77m) With double glazed window, storage heater, built in wardrobe.

### Lounge/Diner



16' 8" x 10' 6" (5.08m x 3.20m) With two windows and double glazed door to communal gardens, storage heater, TV point, open to kitchen.

### Kitchen



8' 2" x 7' 6" (2.49m x 2.29m) A fitted kitchen offering a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, tiled splashback, electric oven, space for fridge/freezer.

# Property Details.

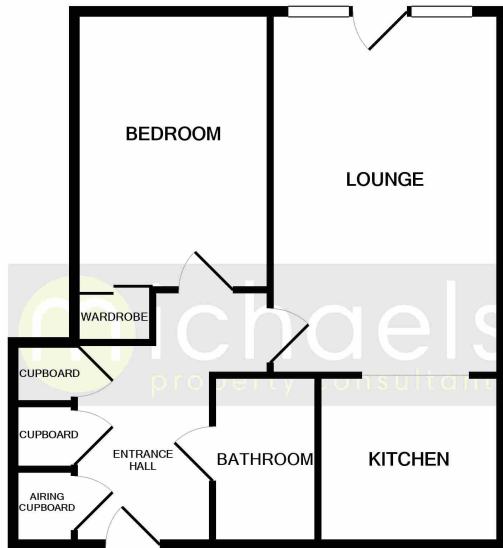
## Outside, Communal Areas & Parking



On site of this over 55's development there is a wide range of amenities which include a launderette, residents lounge, library and a quest suite. There is also a maintained communal gardens and residents parking available.

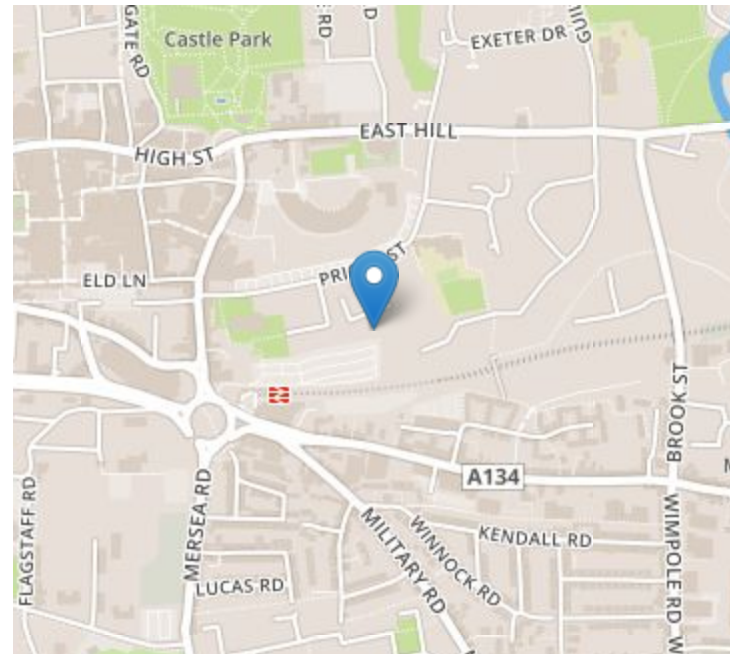
# Property Details.

## Floorplans

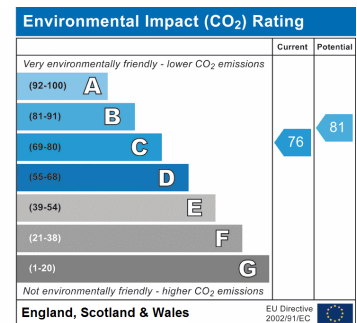
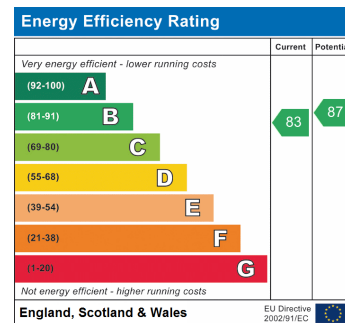


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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  
Made with Metropix ©2020

## Location



## Energy Ratings



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.