



- Spacious Apartment For The Over 55's
- Sought After Development
- Town Centre Location
- Large One Bedroom Apartment
- Reception Room With Unrestricted Views Of Communal Gardens & Historical Landmark
- Tiled Bathroom Suite
- Offered With No Onward Chain - Viewing Advised

### Flat 53 Salter Court, St Marys Fields, Colchester, Essex. CO3 3FF.

A spacious one bedroom apartment forming part of this extremely sought after development, exclusively designed for the over 55's. The property offers excellent sized accommodation throughout, with the added benefit of overlooking the communal gardens & Colchester's iconic landmark, 'The Jumbo' water tower and is being offered with no onward chain. Salter Court itself is a superb development offering complete tranquillity in the heart of Colchester Town Centre, providing totally independent living and yet with delightful communal living areas. We would urge full inspections in order to be appreciate everything both the property and the development itself have to offer.



# Property Details.

## Third Floor

### Entrance Hall

14' 1" x 5' 5" (4.29m x 1.65m) Entrance door to front aspect, storage cupboard, airing cupboard with shelves, assistance cord, further doors to:

### Master Bedroom



17' 4" x 7' 11" (5.28m x 2.41m) Double glazed window to front aspect. electric heater, mirror front built in wardrobes, telephone point

### Family Bathroom



W.C, vinyl floor, vanity wash hand basin, wall mounted mirror with strip light, double width walk in shower cubicle with seat, wall mounted towel rail, wall mounted heater

## Living Room



17' 5" x 14' 1" (5.31m x 4.29m) Double glazed window to front aspect, wall mounted heater, communication points, glass panel double doors to:

### Kitchen



17' 5" x 14' 1" (5.31m x 4.29m) Variety of modern fitted base and eye level units with work surfaces over, inset stainless steel sink, drainer and taps over, built in electric fan assisted oven and grill, space for fridge/freezer, inset electric hob and extractor fan over, double glazed window to front aspect, tiled splashback, vinyl floor

# Property Details.

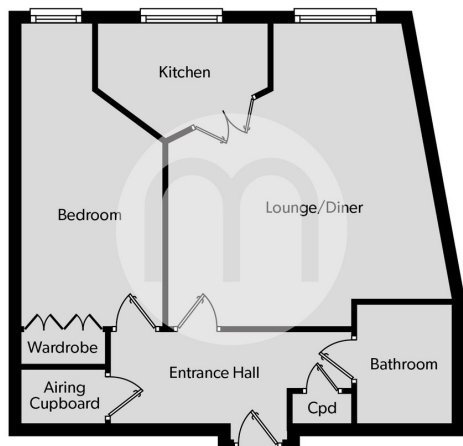
## Communal Facilities



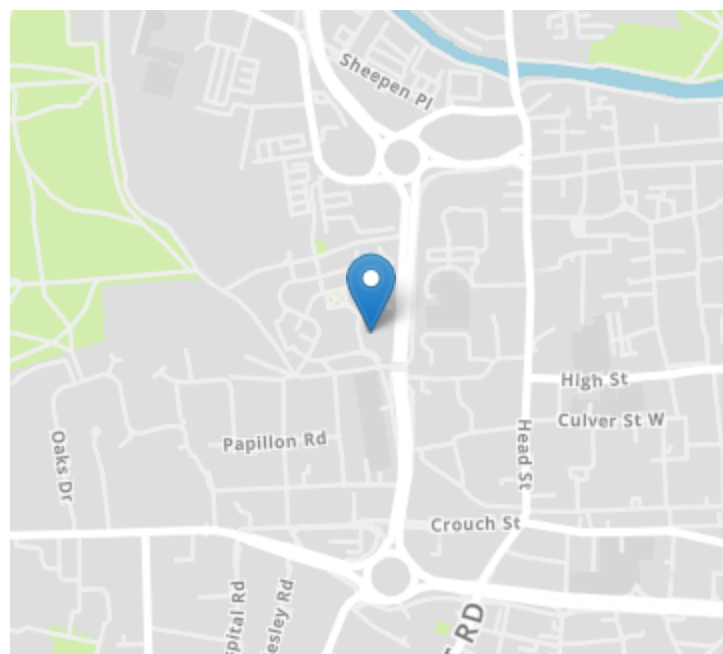
The development itself features delightful communal living areas, laundry rooms and gardens.. A manager is based on site on a daily basis and numerous activities/excursions are organised should residents choose to participate.

# Property Details.

## Floorplans



## 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.