



- Chain Free
- Recently Modernised
- Two Bedrooms
- Over 55's Development
- Communal Facilities & Garden
- Village Location
- Warden Assisted
- Wet Room

## 11 Meadow Close, Elmstead, Colchester, Essex. CO7 7HR.

Retire in comfort at this over 55's niche development of charming bungalows in the popular village of Elmstead with warden assisted facilities on site if needed and communal areas for socialising whilst the village offers good local shops for every day needs and Colchester City is a short bus ride away. This two bedroom bungalow has been refurbished to a high standard and offers contemporary accommodation to include lounge/diner, kitchen/breakfast room, wet room and two bedrooms. externally there are communal gardens and communal parking. Chain Free.





# Property Details.

## All Accommodation on ground level

### Entrance Hall



Loft access, airing cupboard, storage cupboard and doors to.

### Lounge/Diner



15' 3" x 11' 1" (4.65m x 3.38m) Two windows to rear, feature fireplace, radiator, door to kitchen.

### Kitchen



9' 10" x 9' 0" (3.00m x 2.74m) Window to front, a modern range of fitted units and drawers with worktops over, matching eye level units, inset sink, space for cooker, space for fridge/freezer.

### Bedroom



11' 3" x 11' 0" (3.43m x 3.35m) Window to rear, radiator, fitted wardrobes.

### Bedroom



9' 2" x 9' 1" (2.79m x 2.77m) Window to front and radiator.



# Property Details.

## Wet Room



Obscure window to front, wall mounted shower, soak away, radiator, wall hung vanity wash hand basin, close coupled WC.

## Leasehold



125 years from 1 April 1989. Ground rent and service charge to be confirmed.

## Communal Areas

### Communal

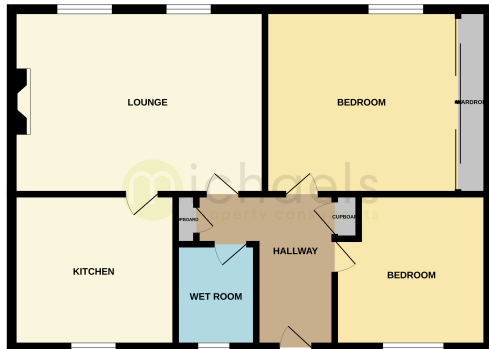


There is communal parking directly next to the properties, communal gardens, communal drying area, and bin storage.

# Property Details.

## Floorplans

GROUND FLOOR  
583 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA: 583 sq.ft. (54.1 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the above, the above is for information only and should not be relied upon for the purchase of the property. The above is for information only and should not be relied upon for the purchase of the property. The above is for information only and should not be relied upon for the purchase of the property.

## 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.