



michaels
property consultants

- An Excellent Example Of A Two Double Bedroom Apartment
- Offering The Perfect Combination Of Independent & Assisted Living
- Building Retirement Homes To The Highest Of Specifications
- A Vast Array Of Communal Facilities On Offer
- Large Entrance Hall With Inset Storage
- Ivory Gloss Kitchen With BOSCH Appliances
- Walk In Wardrobe
- Spacious Reception Room With Dual Aspect Window
- Parking Available

Flat 19 Lancer House, Butt Road, Colchester, Colchester, Essex. CO2 7WE.

We are privileged with the generous instructions to market this new and beautifully presented, two double bedroom first floor retirement apartment, measuring an impressive 796sqft an boasting a wealth of both bedroom and living space throughout. Internally, accommodation comprises of; a welcoming entrance hall with inset storage, two double bedrooms with the master bedroom featuring a walk in wardrobe, a light and airy living space with dual aspect windows, stylish fitted ivory gloss kitchen with integrated BOSCH appliances and a fully equipped wet room with slip resistant tiled flooring.



Call to view 01206 576999



Property Details.

First Floor

Entrance Hallway



Wet Room



7' 11" x 7' 3" (2.41m x 2.21m)

Bedroom One



13' 6" x 10' 10" (4.11m x 3.30m)

Bedroom Two



12' 6" x 11' 0" (3.81m x 3.35m)

Kitchen



9' 8" x 6' 6" (2.95m x 1.98m)

Property Details.

Living Room/Dining Room



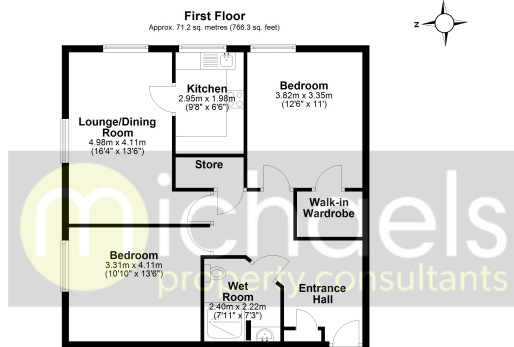
16' 4" x 13' 6" (4.98m x 4.11m)

Agents Notes & Lease Information

We have been advised by the seller that there is 992 years remaining on the lease, a service charge of approx. £1085 PCM and a ground rent of approx. £422 per annum. We do however that all buyers are to clarify this information with their chosen solicitor.

Property Details.

Floorplans



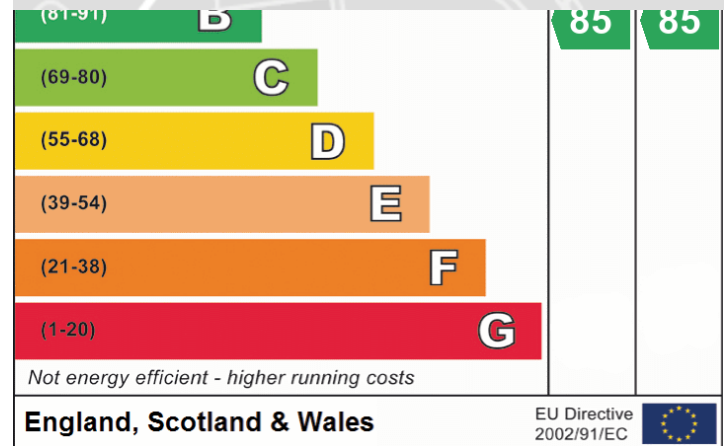
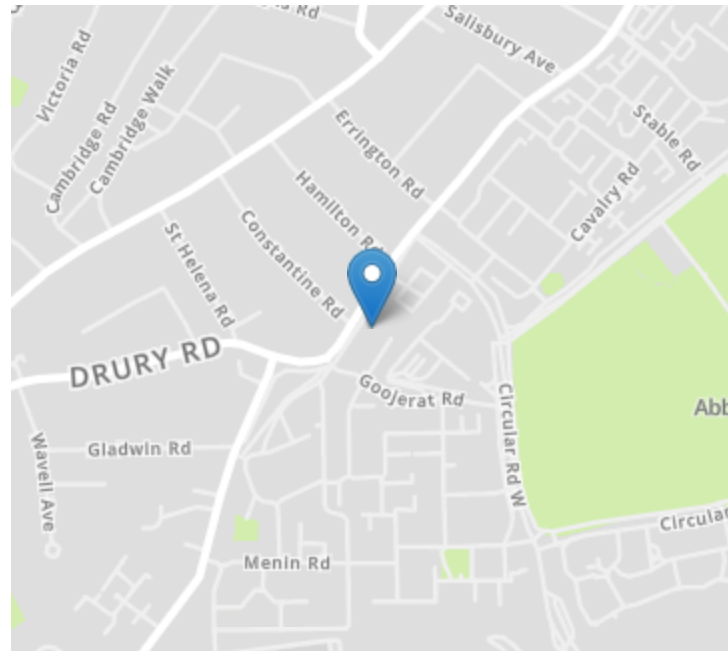
Total area: approx. 71.2 sq. metres (766.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/closet space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using 3Dreap

Lancer House, Butt Road, Colchester

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.