



- One Bedroom First Floor Over 55's Apartment
- Colchester City Centre Position
- Arrange Of Amenities Within The Immediate Complex
- Lift Access & Help Line Assistance
- Tasteful Kitchen
- Well-Proportioned Reception Room
- Large Double Bedroom With Fitted Wardrobes
- Tiled Bathroom
- Well-Manicured Communal Gardens
- No Onward Chain!

### Flat 108 Cranmere Court, Exeter Drive, Colchester, Essex. CO1 2RX.

Cranmere Court is situated marginally east of Colchester's city centre and offers a peaceful residential retirement complex for over 55's. Complete with various useful amenities including; on site hairdressers, laundry room, communal lounge and lift access, it provides secure and comfortable living to a high standard. This complex is also surrounded by well-manicured communal gardens. Furthermore it also benefits from a 'pull cord help line', for those who face any unforeseen circumstances or for those who just require a little extra support.





# Property Details.

## First Floor Apartment (Lift Access Available)

### Entrance Hall

Entrance door, inset storage, wall mounted electric heater, doors and access to:

### Bathroom



W.C, panel bath with shower over and curtain, tiled walls, vanity basin, extractor fan

### Bedroom



2.9m x 4.6m (9' 6" x 15' 1") Window to front aspect, wall mounted electric heater, fitted wardrobes

### Reception Room



3.14m x 4.31m (10' 4" x 14' 2") Window to rear aspect, wall mounted heater, fireplace (TBC), communication points, access to:

### Kitchen



2.43m x 2.2m (8' 0" x 7' 3") A fitted kitchen comprising of; a range of base and eye level fitted units with worksurfaces over and drawers under, inset sink, drainer and taps over, tiled splash back, inset oven, grill, hob and extractor over, space for fridge/freezer

### Leasehold Information

This property is offered on a leasehold basis, 99 years from 1st October 1987 from new and with approximately 62 years remaining. A service charge of approximately £3315 per annum is payable and a ground rent of approximately £283 per annum is payable. We advise all interested parties to confirm this information with their legal representative at an early stage of their conveyance to prevent any discrepancy.