



- Residents' lounge and gardens
- Resident Development Manager
- 24 hour emergency Appello call system
- Communal laundry facilities
- Lift to all floors
- Security entry system
- Guest suite
- Town Centre Location
- Reception Room With Juliet Balcony

Flat 22 Salter Court, St Marys Fields, Colchester, Essex. CO3 3FF.

A spacious, recently refurbished and decorated one bedroom apartment forming part of this extremely sought after development, exclusivity designed for the over 55's. the property offers excellent sized accommodation throughout, with the added benefit of a Juliet balcony overlooking the communal gardens. Salter Court itself is a superb development offering complete tranquility in the heart of the Town Center, providing totally independent living and yet with delightful communal living areas. We would urge full inspections in order to fully appreciate everything both the property and the development itself have to offer.



Property Details.

First Floor Apartment

Entrance Hall

With storage/meter cupboard and doors to.

Living Room/Dining Room



17' 6" x 14' 3" (5.33m x 4.34m) With Juliette balcony, electric radiator, TV and phone point, double doors to kitchen.

Kitchen



8' 6" x 7' 6" (2.59m x 2.29m) With double glazed window to rear, a range of matching eye level and base units with drawers and worktops over, tiled splashback, electric hob, fridge/freezer.

Bedroom



17' 5" x 8' 8" (5.31m x 2.64m) With double glazed window to rear, electric radiator, built in wardrobes.

Property Details.

Bathroom



With tiled walls, closed coupled WC, wash hand vanity basin, panelled bath with shower over.

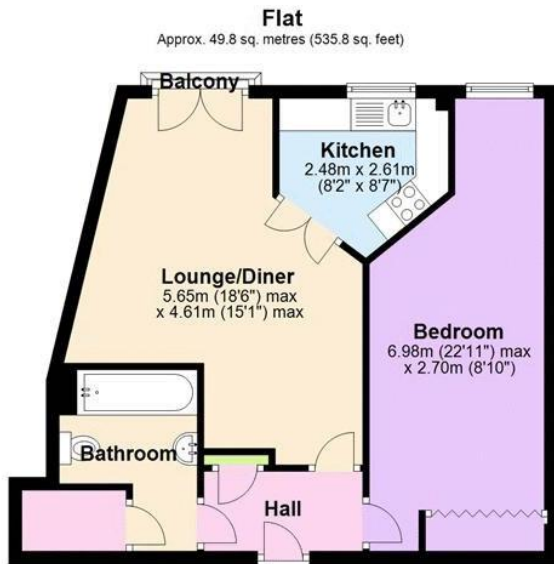
Communal Facilities



The development itself features delightful communal living areas, laundry rooms and gardens, there is also parking available on a first come first serve basis. A manager is based on site on a daily basis and numerous activities/excursions are organised should residents chose to participate.

Property Details.

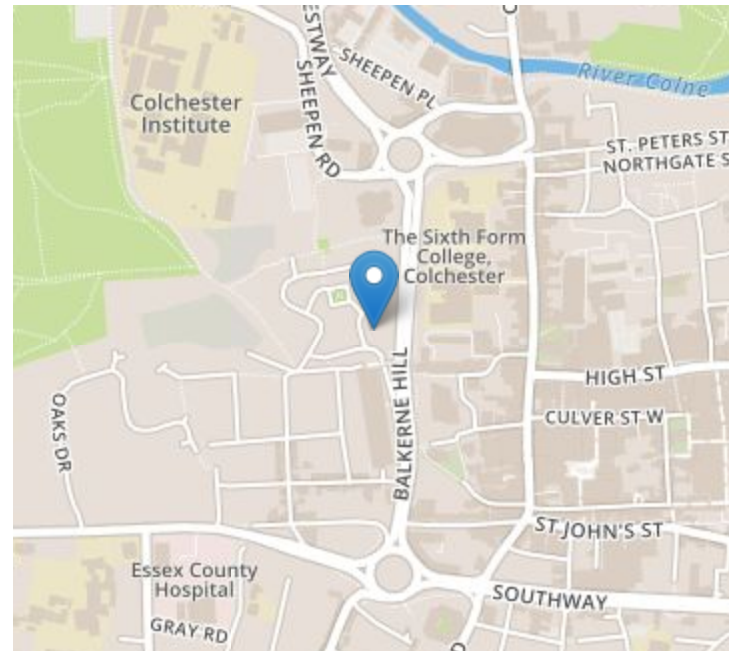
Floorplans



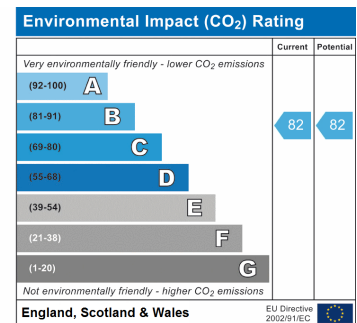
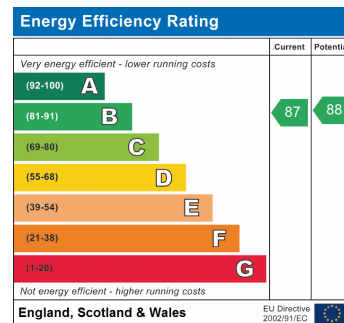
Total area: approx. 49.8 sq. metres (535.8 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.
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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.