



- Spacious Apartment For The Over 55's
- Sought After Development
- Town Centre Location
- One Bedroom
- Reception Room With Juliet Balcony
- Delightful Views Over Communal Gardens

### Flat 38, Salter Court St Marys Fields, Colchester, Essex. CO3 3FF.

A spacious 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.

Second Floor

## Communal Area

Secure entrance door providing access to communal lobby and lounge areas with stairs and lift access to all floors.

## Entrance Hall



Apartment entrance door to hall with airing cupboard storage also housing hot water cylinder and electric meter, additional storage cupboard and further doors to:

## Living/Dining Room



17' 9" x 16' 10" (5.41m x 5.13m) Juliet balcony doors with views over Colchester town and communal gardens, storage heater, emergency pull cord and further door to:

## Kitchen



8' 9" x 7' 7" (2.67m x 2.31m) Window to front aspect, a range of eye and base level units with roll top work surfaces and tiled splash backs, single stainless steel sink unit with tap and drainer, built in four ring gas hob with extractor over and integrated fan oven, space for fridge and freezer, emergency pull cord.

# Property Details.

## Bedroom



17' 8" x 8' 0" (5.38m x 2.44m) Window with front aspect views, built in wardrobes with hanging rail and shelf over, storage heater, power points and emergency pull cord intercom.

## Bathroom



Fully tiled bathroom with panel bath with hot and cold taps and electric shower over, low level WC, pedestal wash hand basin with hot and cold taps and mirror over. extractor fan and wall mounted heater.

## 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.

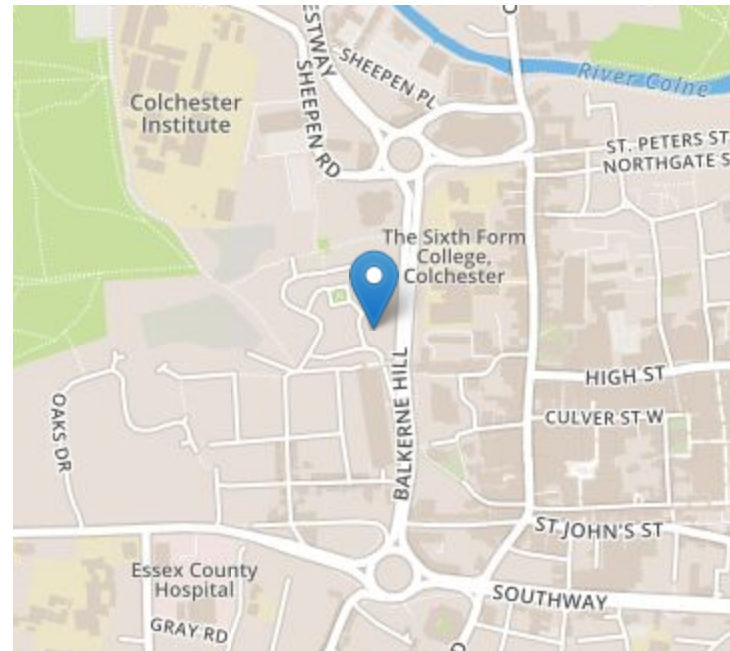
## Service Charges And Ground Rent

To be confirmed

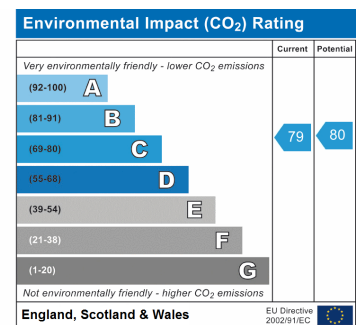
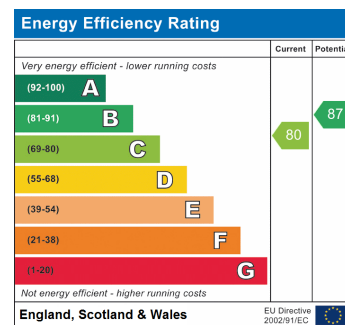
# Property Details.

## 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.