



- Over 55's retirement apartment
- Two Double Bedrooms
- Private door to communal Garden
- Allocated Parking Space
- No Onward Chain

### 9 Orchard Gardens, Ipswich Road, Colchester, Essex. CO4 0XB.

Offered for sale with no onward chain, we present to the market this over 55's retirement home, comprising a two double bedroom ground floor apartment, situated within the main block of this popular establishment, at the bottom of Ipswich Road. The property provides excellent access to nearby bus stops with regular services to Highwoods and the historic town centre, as well as Waitrose being on the opposite side of the road. Internally the accommodation consists of an entrance hallway, two good sized bedrooms, a large shower room, lounge with a private door onto the communal gardens and a kitchen.



# Property Details.

## Ground Floor

### Entrance Hall

Storage heater, doors leading.

### Bedroom Two



10' 8" x 8' 3" (3.25m x 2.51m) UPVC window to side aspect, wall mounted heater.

### Bathroom



UPVC frosted window to side, low level WC, pedestal wash hand basin, walk in shower cubicle with electric power shower, part tiled walls, electric heater.

## Bedroom One



10' 2" x 11' 4" (3.10m x 3.45m) UPVC window to rear, built in storage and cupboards, electric heater.

## Living Room



16' 10" x 15' 3" (5.13m x 4.65m) Two UPVC windows to side, patio door to rear, electric heater, TV and telephone points.

# Property Details.

## Kitchen



UPVC window to side, storage cupboard, range of base and eye level units with work surfaces over, inset sink and drainer, part tiled splash backs, space for fridge freezer, integrated electric oven and hob.

## Laundry Room

Communal washing machines and tumble dryer.

## Communal Room

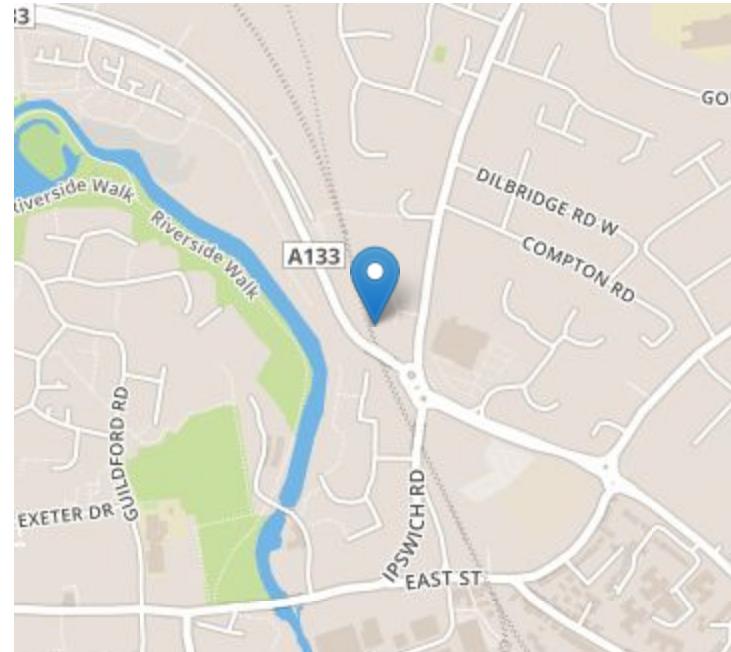


Sitting and dining areas with views over the communal garden, wardens office.

# 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.