



- Positioned In The Grounds Of A Charming Listed Queen Ann Manor
- Designed For The Over 55's
- Lift Access & Secure Entry System
- Spacious Kitchen
- Large Master Bedroom
- Tiled Family Bathroom Suite
- Courtesy Taxi Service To Colchester Town Centre
- Viewing Advised
- Spacious First Floor Apartment
- Private Balcony Enclosed By Cast Iron Railings

## 26 Abberton Grange, Layer Road, Abberton, Colchester, Essex. CO5 7NL.

**\*\*Guide Price £125,000 - £135,000\*\*** Abberton Grange, is a charming listed Queen Ann Manor, situated to the South of Colchester in the ever popular village of Abberton. Home to meticulously landscaped and exceptionally well maintained communal gardens, with stunning views over the Roman River Valley is a block of luxurious apartments constructed in 2007, specifically designed and to be occupied only by people over the age of 55. Secure, private and spacious Abberton Grange apartments offer tranquil living with a joyous community feel.



# Property Details.

## First Floor Apartment

### Entrance Hall

Entrance door to front aspect, storage/airing cupboard, radiator, telecom entrance system, further doors to:

### Master Bedroom



12' 6" x 11' 5" (3.81m x 3.48m) UPVC window to rear, radiator, inset wardrobe

### Bathroom Suite



Four piece bathroom suite comprising of low level W.C, vanity wash hand basin, shower cubicle with tiled wall behind, radiator, tiled walls, extractor fan, inset spotlights

### Living Room



19' 3" x 12' 6" (5.87m x 3.81m) UPVC window to rear aspect, glass panel door to balcony, radiator, opening to:

### Kitchen



12' 9" x 12' 2" (3.89m x 3.71m) Full range of fitted base and eye level units with work surfaces over, inset four ring electric hob with extractor fan over, inset stainless steel sink, drainer and taps over, inset spotlights

# Property Details.

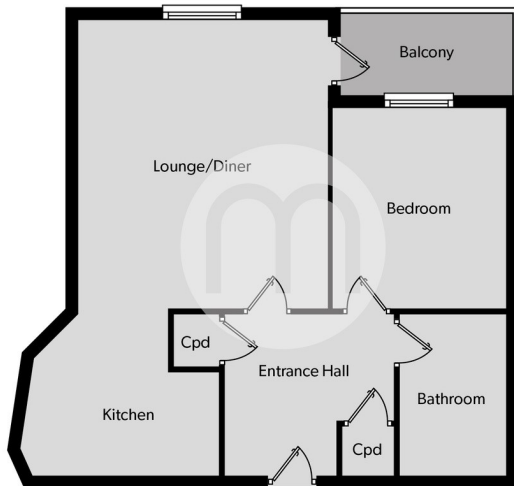
## Agents Note



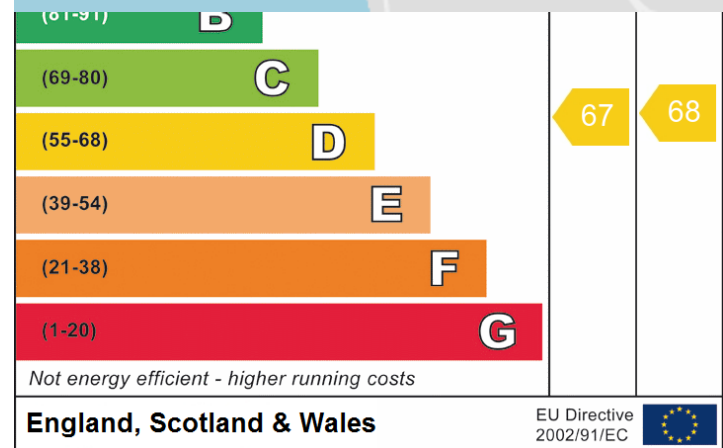
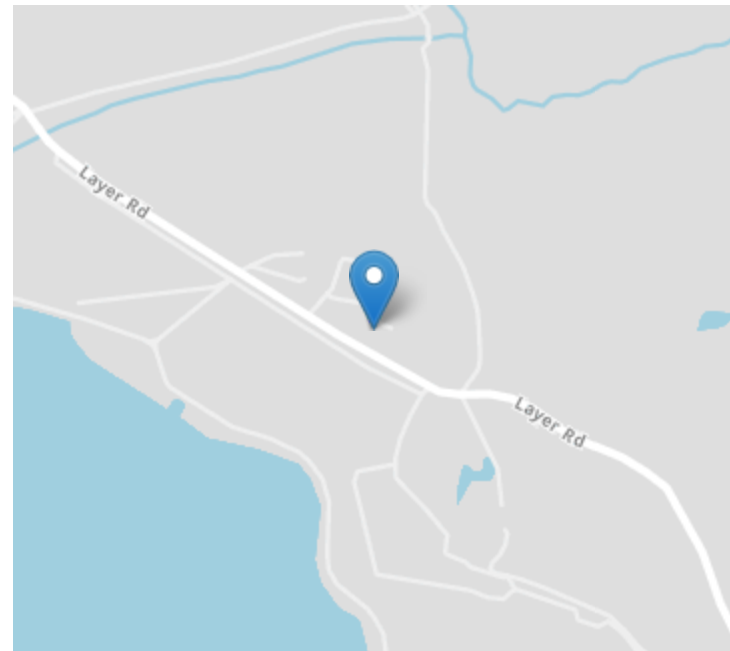
This property is offered on a leasehold basis. We are advised by the seller that the current lease length remaining is 109 years with a service charge of £3504.00 per Annum (£292 per month) with a ground rent of £100 per annum. We do however advise all perspective buyers to confirm this with their solicitor.

# Property Details.

## Floorplans



## 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.