



- Popular Location Of St Mary's
- Large One Bedroom Apartment
- Spacious Apartment For The Over 55's
- Reception Room With Unrestricted Views Of Communal Gardens & Historical Landmark
- Spacious Reception Room With Juliette Balcony
- No Onward Chain
- Visitors Parking Available
- Well Maintained Communal Areas With Lift Access

### Flat 47 Salter Court, St Marys Fields, Colchester, Essex. CO3 3FF.

A spacious and beautifully maintained one bedroom apartment enjoying wonderful views over St Mary's with and nestled in a popular retirement development in the heart of Colchester Town Centre. The property enjoys excellent sized accommodation throughout and great communal facilities including living rooms and even a guest suite for visitors to stay. Being offered with no onward chain and with the option of being sold part furnished, we would highly recommend an internal viewing to appreciate the quality of accommodation on offer.



# Property Details.

## Second Floor Apartment

### Hallway

Telephone entry point, large walk-in airing and storage cupboard, doors to:

### Living Room



18' 5" x 10' 7" (5.61m x 3.23m) Electric heater, telephone and T.V points, contemporary electric fireplace with ornamental surround, double doors onto a Juliet Balcony, UPVC window, double doors to:

### Kitchen



8' 5" x 7' 7" (2.57m x 2.31m) Vinyl flooring, range of modern fitted base and eye level units with working surfaces to side and tiled splash backs, built in electric oven and hob with extractor hood above, fridge and freezer to remain, inset sink unit with right hand drainer, double glazed window.

### Master Bedroom



15' 8" x 9' 9" (4.78m x 2.97m) Electric heater, UPVC window, built in treble mirror fronted wardrobes

# Property Details.

## Bathroom



Heated towel rail, fully tiled walls, low level WC, vanity hand wash basin with storage cupboards under, integrated shower and glass shower screen over, extractor fan.

## Outside



As previously mentioned, the building itself is situated in the heart of Colchester Town Centre, with every possible amenity just a short stroll away. There are delightful communal gardens surrounding the property with various lawns, flower beds and seating areas.

Parking for the properties is available on site and is set on a first come, first serve basis.

## Communal Facilities & Lease Information

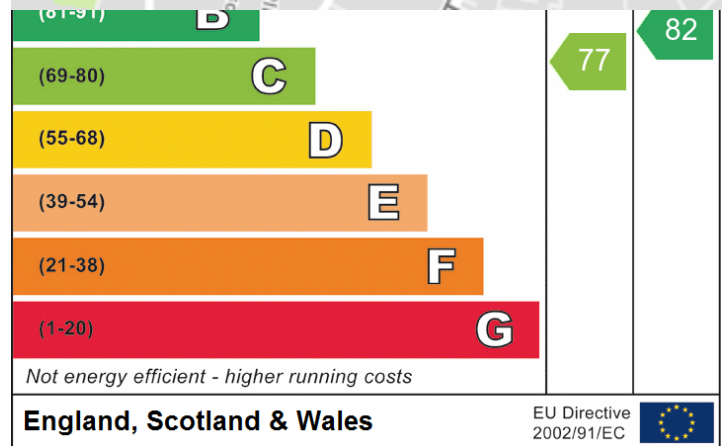
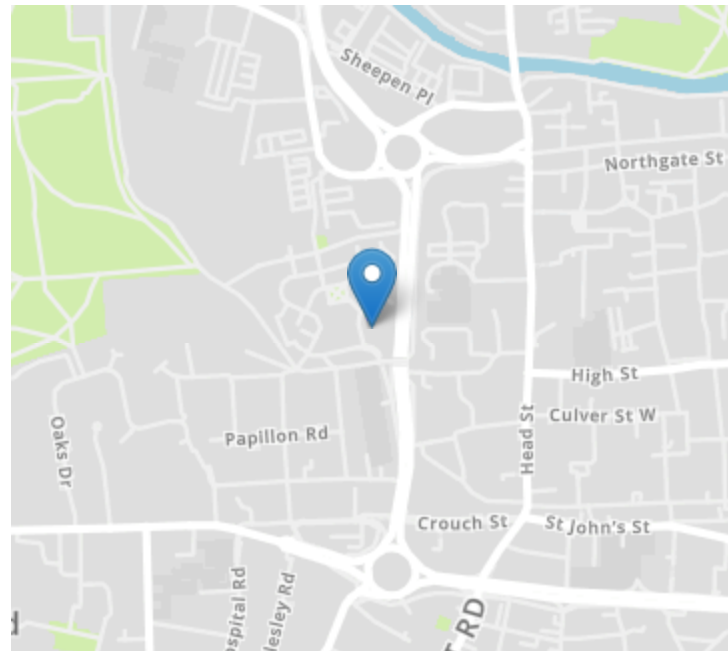
Salter Court enjoys an array of wonderful communal facilities including living rooms, washing rooms and even a Guest Suite, where visitors can stay overnight if desired.

We have been advised by the seller that the current lease remaining on the apartment is 107 years remaining with a service charge of £1200 paid half yearly. The ground rent is approximately £197 and is also paid half yearly. We do however advise any perspective buyer to confirm this with their chosen 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.