



Apartment 47 Lancer House, Butt Road, Colchester, Essex. CO2 7WE.

An enviable two double bedroom apartment, set within this excellent retirement complex, recently opened and offering high specification fittings throughout, with the benefit of supported living if required. This apartment is located on the second floor, with lift access and has the rare benefit of two balconies. Internally, accommodation comprises of; a welcoming entrance hall with inset storage and separate W.C, fully tiled wet room, two generous double bedrooms, with the master bedroom featuring a large balcony and walk in wardrobe, spacious reception room and a stylish ivory gloss kitchen with integral appliances and communal garden views.

- An Envious Two Double Bedroom Retirement Apartment
- Offering The Perfect Combination Of Independent & Assisted Living
- A Vast Array Of Communal Facilities On Offer
- Set Within An Excellent Retirement Complex, McCarthy & Stone
- Second Floor Apartment With Lift Access
- Two Very Generous Double Bedrooms
- Separate W.C & Fully Tiled Wet Room
- Added Luxury & Rare Benefit Of Two Balconies
- Ivory Gloss Kitchen With BOSCH Appliances
- Spacious Reception Room



Property Details.

Second Floor

Entrance Hall

Entrance door to front aspect, wall mounted heater, secure entry telephone system & helpline, inset spotlights, large walk-in storage cupboard housing Vent-Axia & hot water system, further doors to:

Living/Dining Room



20' 0" x 10' 10" (6.10m x 3.30m) UPVC door to front aspect (leading to terrace), wall mounted heater, variety of communication points, door to:

Kitchen



9' 11" x 8' 4" (3.02m x 2.54m) A modern fitted kitchen comprising of ivory high gloss base and eye level units with wood effect work surfaces over, inset sink, drainer and mixer tap over, inset BOSCH electric fan assisted oven, grill and microwave, integrated BOSCH fridge/freezer, inset BOSCH hob with glass upstand and extractor fan over, integrated BOSCH slimline dishwasher, inset spotlights, UPVC window to front aspect

Master Bedroom



17' 3" x 10' 4" (5.26m x 3.15m) UPVC window and door to front aspect, wall mounted heater, walk in wardrobe with bespoke shelves & rails and sensor light, inset spotlights,

Property Details.

Bedroom Two



16' 1" x 10' 0" (4.90m x 3.05m) UPVC window to front aspect, wall mounted heater

Wet Room/Shower Room



7' 5" x 7' 1" (2.26m x 2.16m) Chrome wall mounted towel rail, fully tiled walls and non-slip tiled floor, vanity wash hand basin, inset spotlights, grab rail

Cloakroom

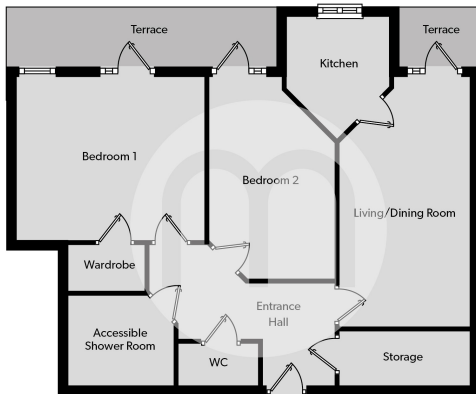
W.C, wash hand basin

Leasehold Information

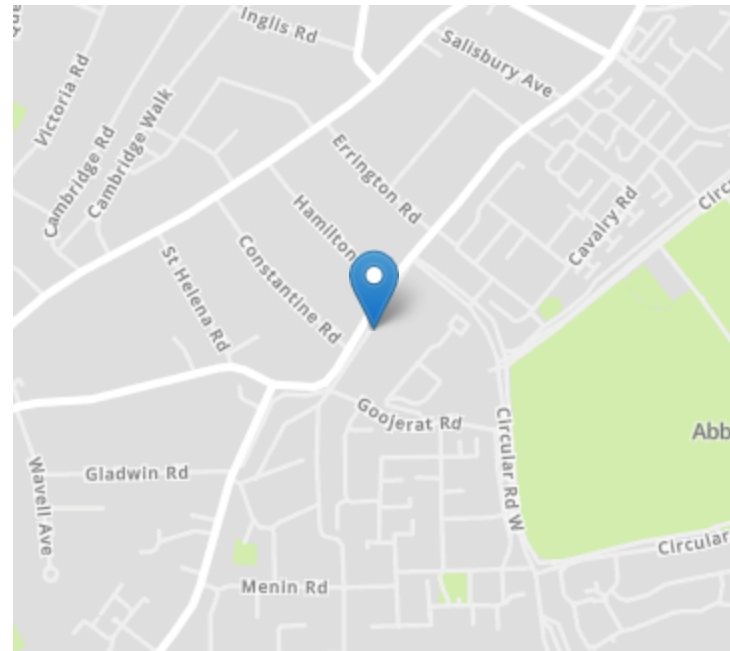
Please be advised this apartment is offered on a leasehold basis. An annual maintenance charge and ground rent is applicable. Please contact a consultant for further information. We strongly recommend any interested parties confirm all leasehold information with their respective legal representative.


Property Details.

Floorplans



Location



(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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.