



## Exeter Drive, Colchester, CO1 2RX

Asking price £95,000

WELL PRESENTED FIRST FLOOR RETIREMENT APARTMENT, kitchen with built-in oven and hob, shower room including walk-in shower cubicle with fitted seat, bedroom with fitted wardrobe, living room, entrance hall with large storage cupboards. There is a on site manager, a lovely communal lounge, garden, laundry and library and there are pull cords in all rooms in the property linked to a care line. Cranmere Court Is located on the popular Riverside development within close proximity of Colchester City Centre.

### Entrance Hall:



Entrance door from communal hallway, large built-in cupboard/airing cupboard with slatted wooden shelving and further storage, electric storage heater, control pad & pull cord for call system

### Lounge:

18'0" x 10'3" (5.50m x 3.13m)



Double glazed window to the front, electric storage heater plus electric fire in ornamental surround, call pull cord.

### Kitchen:

7'10" x 7'5" (2.39m x 2.28m)



Fitted with contemporary range of white fronted units with contrasting granite coloured work surfaces with inset stainless steel, single drainer sink unit with mixer taps over. Built-in electric oven and ceramic hob with extractor hood over, call cord pull.

### Bedroom:

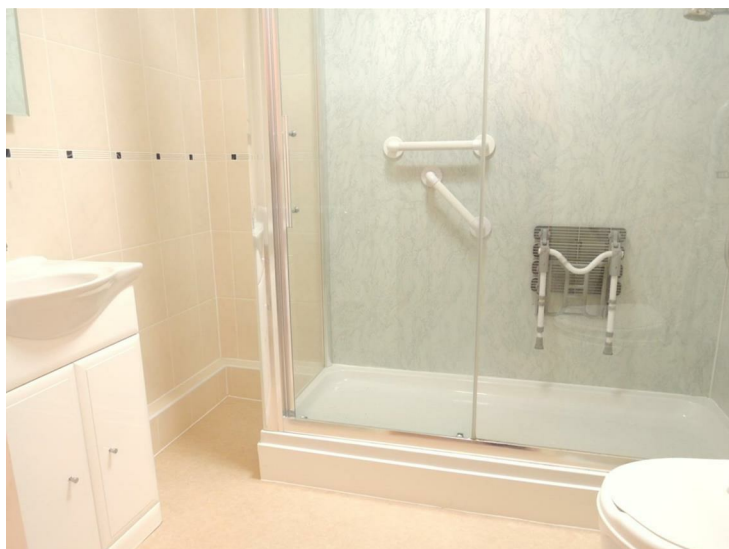
14'4" x 9'5" (4.37m x 2.88m)



Double glazed window to the front, double built-in wardrobe with sliding mirror doors, wall mounted electric convector heater, call cord pull.

### Shower Room:

7'5" x 5'10" (2.28m x 1.79m)



Walk-in double width shower cubicle with shower, glass doors and fold-down seat, vanity wash basin with cupboard under, low level W.C. with fold-down support arm, wall mounted electric fan heater plus electric heated towel rail, extractor fan, call cord pull.

### Communal Facilities:



There are a comprehensive range of facilities within the building for use by the residents including:

**Lift Access:** There is an elevator providing access to all floors.

**On-Site Manager:** During the week a duty manager is on site with 24 hour careline access outside of this time.

**Communal Lounge:** Comfortably furnished seating and lounging area.

**Laundry Room:** With washing and drying machines and external drying area.

**Guest Rooms:** There are two guest rooms which residents can pre-book, for an additional cost, should relatives / friends wish to stay.

### Gardens:



There are beautiful, well maintained communal garden for the use and enjoyment of the residents plus a parking area providing private, permit restricted parking.

### Lease:

Lease: 99 Years from 01/10/1987; 62 years remaining.

Ground Rent: £284 P.A.

Service Charge: £3120.00 to cover water & sewerage charges, communal services, on site manager, maintenance and repairs of communal areas and garden.

Council Tax Band 'B'

### Agents Note:

Some of the photographs used in the preparation of these sales particulars are library photos from the previous property sale. Cranmere Court is a specific 'over 60's complex.

### Disclaimer

Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

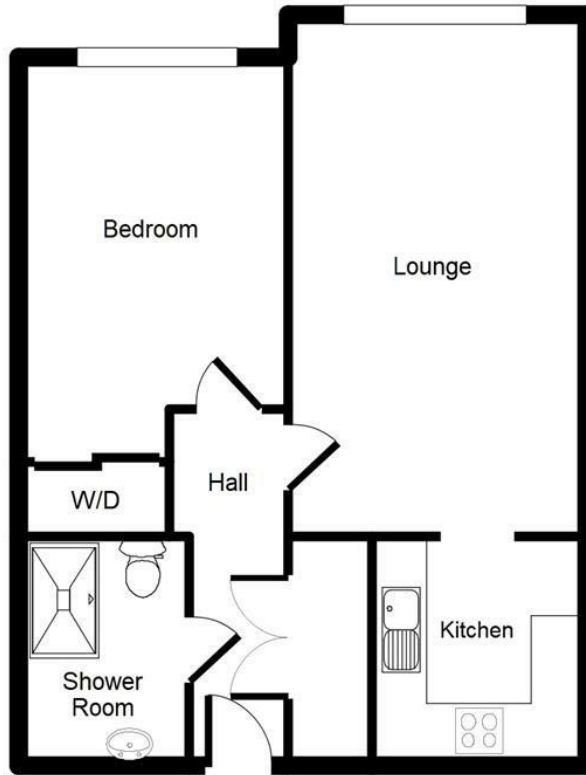
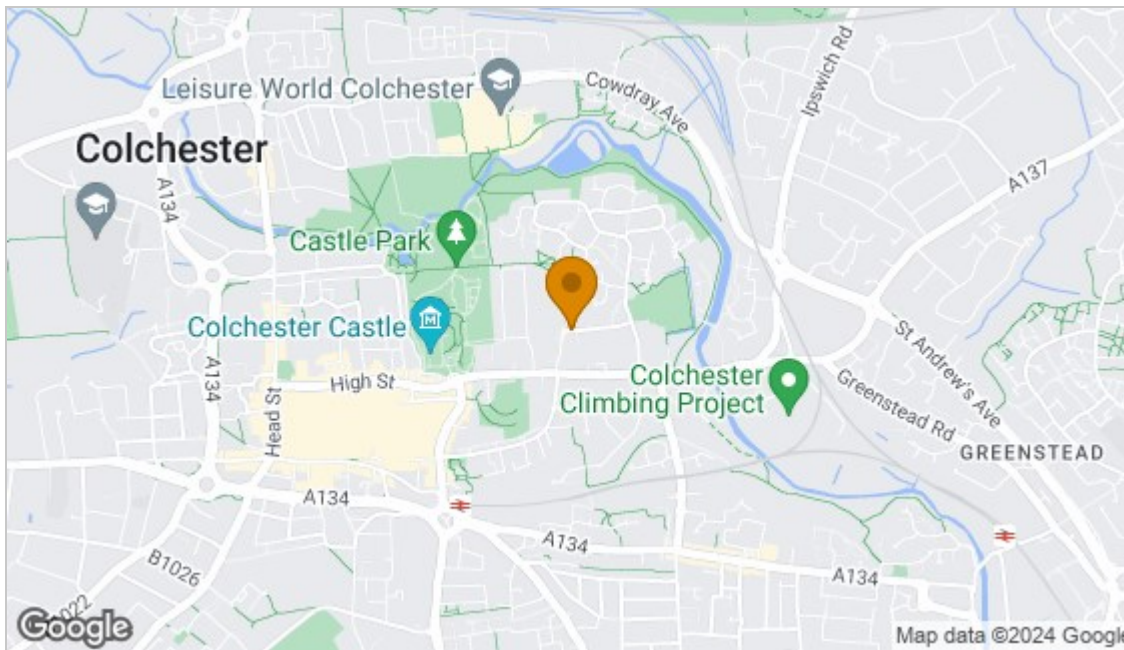


Illustration for identification only - not to scale  
 square footage shown is approximate  
 Made with Visual Floor Planner  
 (c) Gallant Richardson 2019



| Energy Efficiency Rating  |           |           |
|---|-----------|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs                     |           |           |
| (92 plus) <b>A</b>  |           |           |
| (81-91) <b>B</b>  |           |           |
| (69-80) <b>C</b>  |           |           |
| (55-68) <b>D</b>  |           |           |
| (39-54) <b>E</b>  |           |           |
| (21-38) <b>F</b>  |           |           |
| (1-20) <b>G</b>   |           |           |
| Not energy efficient - higher running costs                     |           |           |
|   | <b>82</b> | <b>86</b> |
| EU Directive 2002/91/EC   |           |           |
| England & Wales   |           |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |           |
|   | Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |           |
| (92 plus) <b>A</b>  |           |           |
| (81-91) <b>B</b>  |           |           |
| (69-80) <b>C</b>  |           |           |
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