





Salter Court, St Marys Fields, Colchester, CO3 3FF

william h brown

welcome to

Salter Court, St Marys Fields, Colchester

Offered with NO ONWARD CHAIN, this first floor over 55s apartment is located within walking distance of Colchester's city centre, shops, restaurants, doctors surgery & the Mercury Theatre. The property also benefits from being situated on the same level as the 'shoppers door' exit onto the street.













This lovely first floor retirement apartment is ideally situated for access to amenities and is suitable for over 55s. Salter Court has beautifully maintained communal gardens and parking, along with communal lounge and laundry facilities and a lift to all floors. The property further benefits from no ongoing chain.

Communal Entrance Door To:

Communal Entrance Hall
With stairs and lift to all floors.

Entrance Door To:

Entrance Hall
Storage cupboard, storage heater, doors to:

Lounge / Diner
Double glazed French doors to Juliet balcony, carpet, storage heater, doors to:

Kitchen
Range of base and eye level units, work surfaces, inset sink and drainer unit, tiled splashbacks, built-in eye level oven, inset hob with extractor over, spaces for fridge, freezer and dishwasher, upvc double glazed window.

Bedroom One
Upvc double glazed window, storage heater, carpet, built-in wardrobes with mirror fronted doors.

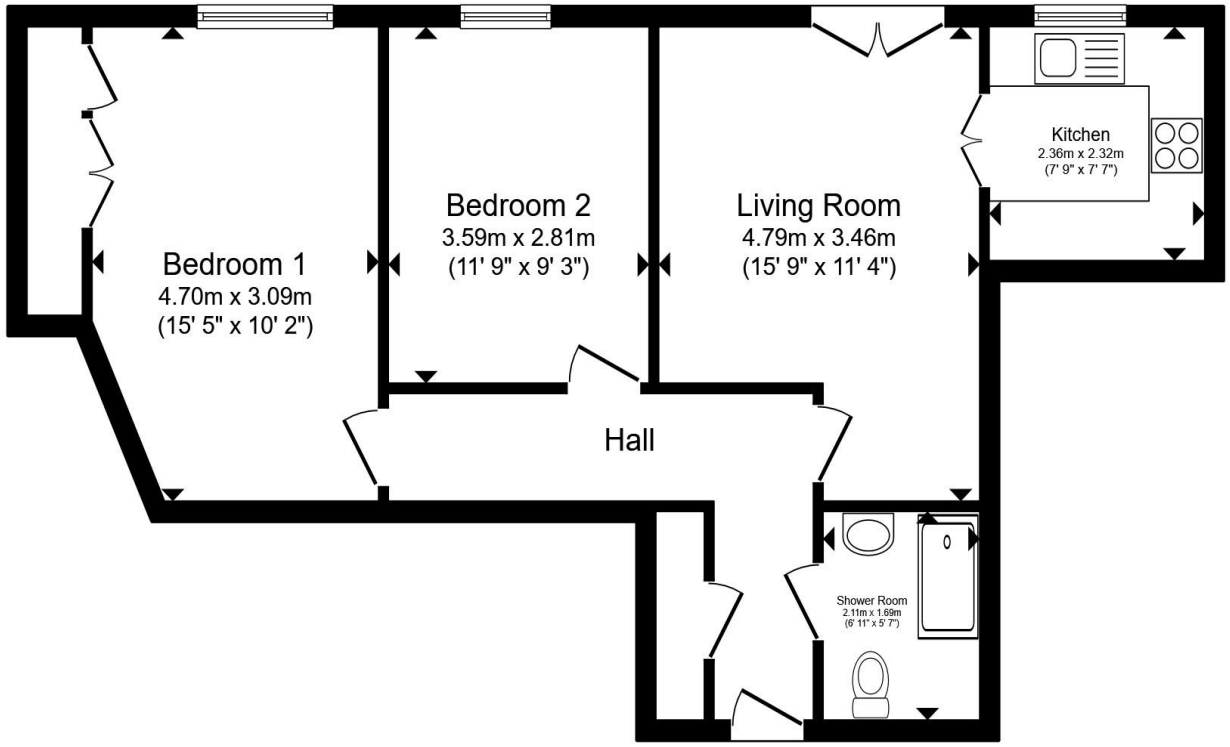
Bedroom Two
Upvc double glazed window, electric heater.

Shower Room
Tiled shower cubicle, low level w.c., wash hand basin set into vanity unit with cupboard under, extractor fan.

Outside
The property benefits from communal parking and lovely gardens.

Agents Note 1
The property benefits from use of a Communal Lounge and Laundry Room.

Agents Note 2
Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 60.5 m² (652 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to

Salter Court, St Marys Fields, Colchester

- Over 55s First Floor Apartment
- Lounge/Diner With Juliet Balcony
- Kitchen
- Shower Room
- Two Double Bedrooms
- Communal Parking & Gardens
- City Centre Position

Tenure: Leasehold EPC Rating: Awaited
Council Tax Band: C Service Charge: 4000.00
Ground Rent: 460.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£120,000

directions to this property:

Refer to map









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
CCS121888 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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