



## Abberton Grange

**\*\*Chain Free\*\*** Discover this contemporary two-bedroom ground-floor apartment at Abberton Grange, a perfect retirement haven just three miles south of Colchester, where modern comfort meets serene living. Enjoy a warm and inviting atmosphere complemented by beautifully landscaped gardens, elegant common areas, and a vibrant community, making this charming residence an ideal place to call home.

Guide price £130,000

# Layer Road

Abberton, Colchester, CO5



- Ground-floor convenience
- Open-plan living area
- Elegant common room
- Over 55's
- 2 spacious bedrooms
- Quiet Location
- Sociable dining spaces
- Wet room with Bath
- Beautifully landscaped gardens
- Serene retirement community

## The Property

Step into this contemporary two-bedroom ground-floor flat, a delightful apartment built in 2011 that harmoniously combines security and comfort, perfect for retirement living. Upon entry, you are welcomed by a warm, inviting atmosphere that instantly feels like home. To your left, a convenient enclosed boiler room enhances the practicality of your living space.

The brightly lit bathroom features modern tiles, a bathtub, and an open shower. Both spacious carpeted bedrooms are bathed in natural light, providing serene retreats that encourage relaxation and restful nights.

The bright kitchen seamlessly flows into the open-plan living room, creating an airy space ideal for entertaining or enjoying quiet evenings with a good book. With ample storage, a sleek oven, and a stovetop, it awaits your culinary creativity. Step through the living area onto your private balcony, an idyllic spot for enjoying morning coffee or evening sunsets, all with the convenience of ground-floor access. This flat effortlessly blends modern living with a cosy, welcoming vibe, making it a perfect place to call home for those in their retirement years.

## The Outside

Surrounded by beautifully landscaped gardens, the property boasts paved walkways, lush grass, and impressive mature trees that enhance the serene atmosphere. Residents can enjoy an elegant common room with comfortable seating, alongside characterful lounges that foster a warm, communal environment. Separate dining rooms encourage sociable mealtimes, welcoming family and friends to join in activities and meals.

This residence is just 3 miles south of Colchester and offers a private driveway leading to a quiet, secluded position amidst greenery. Known for its enviable reputation in retirement living, Abberton Manor provides exceptional care in a friendly environment, making it an ideal place to call home.

## The Area

Abberton Grange, situated on Layer Road in the village of Abberton, offers a peaceful rural setting just a short distance from Colchester. This charming area is known for its picturesque landscapes and the nearby Abberton Reservoir, a popular spot for nature walks and birdwatching.

The village provides a blend of countryside tranquillity with convenient access to Colchester's amenities, including shops, restaurants, and highly regarded schools. Residents enjoy a strong sense of community and proximity to local pubs, scenic walking routes, and nearby villages like Layer-de-la-Haye. With excellent transport links, Abberton Grange is ideal for those seeking a serene lifestyle within easy reach of Colchester and surrounding areas.

## Further Information

Tenure: Leasehold - Approx 103 Years Remaining

Ground Rent: £100

Service Charge: Approx £726.50 per quarter

Council Tax: Colchester Band B

Construction: Brick

Mains water, gas, electricity and sewerage.

Seller position: Chain free

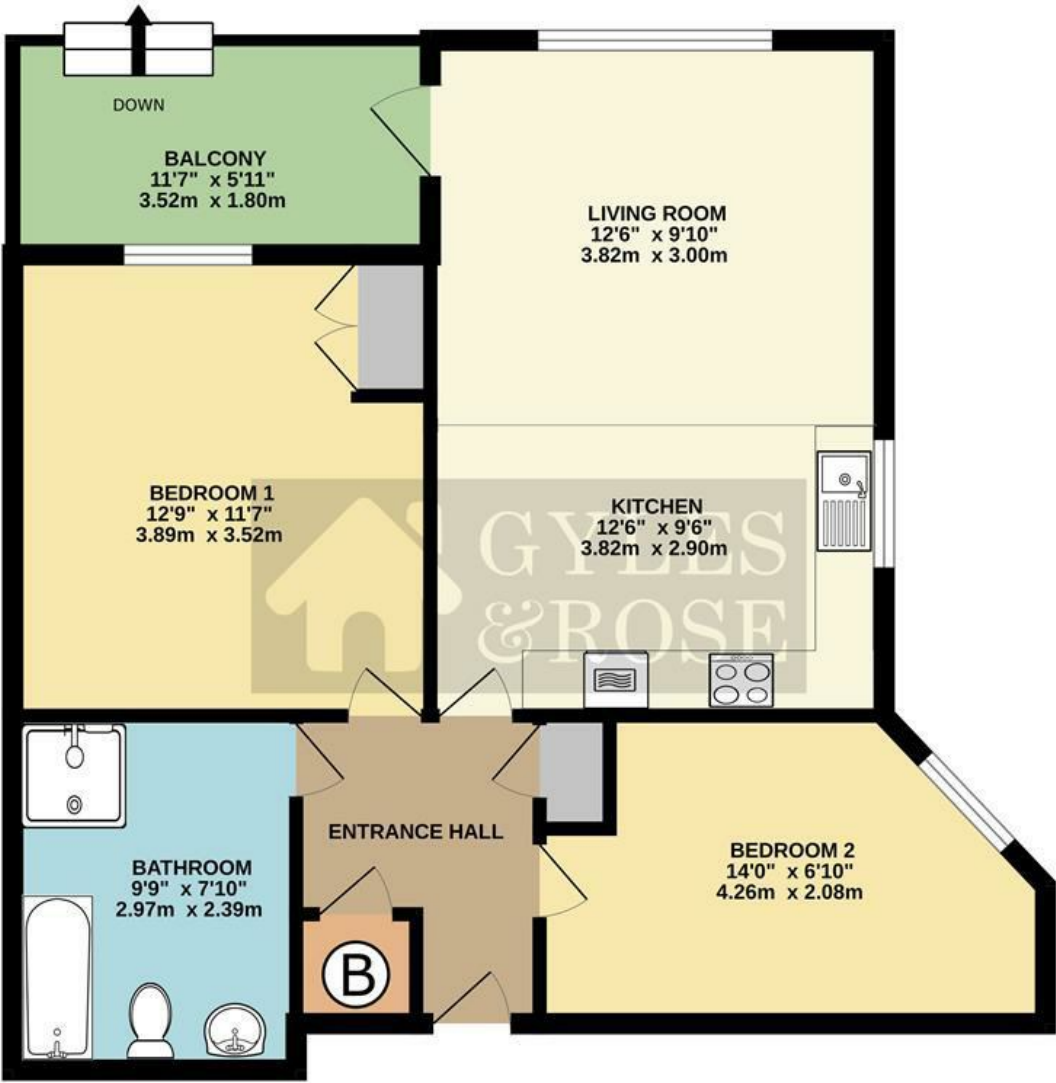
In line with the Estate Agents Act 1979 - This vendor is a friend/relative of someone who works at Gyles & Rose.





Floor Plan

GROUND FLOOR  
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating				Environmental Impact (CO <sub>2</sub> ) Rating			
Key: energy efficient - lower running costs		Current	Potential	Key: environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	