

7 Roman Wall, Shortcut Road, Colchester, CO1 1EU



2 bedrooms
1 reception room
1 bathroom

Leasehold

Guide Price

£165,000

to

£170,000

Subject to contract



A stylish two bedroom top floor apartment set within Colchester's historic town centre and walking distance of Colchester North station.

Some details

General information

A superbly presented two bedroom top floor apartment offered with no onward chain on this modern development set within the heart of Colchester town centre and walking distance of Colchester North station providing links to London Liverpool Street. The property comprises of an entrance hall with all rooms leading off and a large useful storage cupboard, an open plan living room/kitchen with velux window to front and dormer window to rear. The kitchen area is fitted with a range of modern contemporary units with high gloss black fronted drawers and door fronts, integrated dishwasher, washing machine, fridge and freezer, built in four ring ceramic hob and electric oven. The bedrooms are of good size and both comprise of a velux window to front. The bathroom is fitted with a three piece contemporary suite in white with shower over the bath. The apartment is served by gas central heating to radiators.

Open plan living

14' 4" x 17' 10" (4.37m x 5.44m)

Bedroom one

8' 7" x 9' 10" > 12' 11" into recess (2.62m x 3m)

Bedroom two

9' 7" x 6' 9" (2.92m x 2.06m)

Bathroom

6' 8" x 6' (2.03m x 1.83m)

The outside

The development benefits from having communal gardens and the apartment has an allocated parking space.

Where?

The property is superbly located for the town centre being in reach of all amenities, a short walk from North Hill with its varied range of restaurants and bars. Colchester North station is a short walk away providing railway links to London Liverpool Street, Ipswich and Norwich. Colchester's historic Castle Park is also within walking distance. The A12 can be accessed along the Avenue of Remembrance London bound towards the M25.

Important information

Council Tax Band - B

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Leasehold

EPC rating - B

Our ref - PRC

Lease details - Subject to confirmation from the management company.

Agents note

Any intending viewers or purchasers are advised of the following: An EWS1 form (External Wall Survey) may be recommended for certain apartment buildings dependant on issues such as the height of the structure, the positioning of balconies and composition of any external cladding. Fenn Wright have not undertaken any such assessment in respect of this particular property and this note has been added to all flats being offered for sale throughout our business as appropriate general guidance. We recommend that potential purchasers seek advice from their solicitor and an independent Chartered Surveyor before committing to a purchase.

Directions

Proceed from our High Street office on foot to the top of the High Street, down North Hill just past Ask Restaurant and then right into Shortcut Road where the apartments can be found on the corner on the left hand side. Alternatively by car, from Middlesbrough roundabout at the bottom of Balkerne Hill proceed over the traffic light junction into St Peter's Street, turning right into Shortcut Road where the apartments can be found along on the right hand side with parking spaces to the rear.

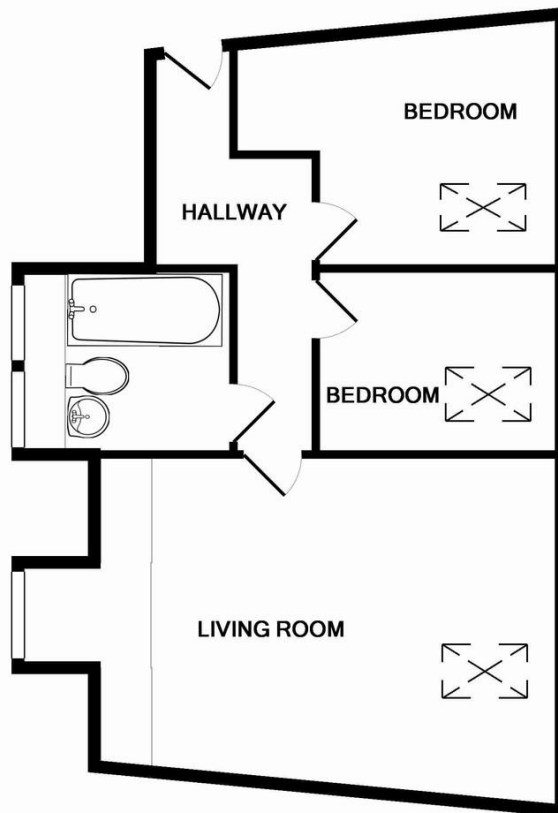
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01206 763 388.



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To find out more or book a viewing

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