

31 Culture Close, Colchester, CO4 6DX



Leasehold

Guide Price

£190,000

to

£200,000

Subject to contract

2 bedrooms  
1 reception room  
2 bathrooms



Situated to the north of Colchester with excellent access to the A12 is this modern two bedroom first floor apartment with balcony and two allocated parking spaces.

# Some details

## General information

A two bedroom first floor apartment situated to the north of Colchester with accommodation briefly comprising an entrance hall with radiator, storage cupboard and airing cupboard. A door to the open plan kitchen/living area with French doors to a balcony, radiator and kitchen area with double glazed window to the side aspect, stainless steel single drainer sink unit inset to worksurface with cupboards and drawers under, integrated oven and gas hob with extractor over, space for appliances

The master bedroom has a double glazed window to the front aspect and a radiator, door leading to an en-suite with a shower, low level W.C, wash hand basin and heated towel rail. Bedroom two has a double glazed window to the front aspect and a radiator. The family bathroom has a panel enclosed bath, low level W.C, wash hand basin and a heated towel rail.

## Entrance hall

### Open plan kitchen/living area

21' 3" x 11' 2" > 9' 3" (6.48m x 3.4m)

### Bedroom one

10' 1" x 9' 11" (3.07m x 3.02m)

### Ensuite

### Bedroom two

9' 11" x 6' 9" (3.02m x 2.06m)

## Bathroom

### The outside

To the rear of the property there is allocated parking for two cars.

### Where?

The property is situated on a popular development to the north of Colchester in the area known as Myland being convenient for the A12, A120 interchange, Severalls Business Park, Colchester General Hospital and Colchester North station which provides links to London Liverpool Street, Ipswich and Norwich.

## Important information

Council Tax Band - B

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

Tenure - Leasehold

Lease details - Subject to confirmation from the management company and these charges are for the current year and maybe subject to change.

Lease - 999 year lease commenced on the 1st January 2019.

Service charge - £900 per annum

Ground rent - £200 per annum plus £120 per annum

for buildings insurance

EPC rating - B

Our ref - KID

## 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 north along the Ipswich Road at the Rovers Tye roundabout take the second exit continuing on Ipswich Road. At the traffic lights take the left hand turning onto Severalls Lane, at the Colchester Business Park go straight over and taking the left hand turning onto Axial Way, take the first right onto Inspiration Avenue then the first right onto Culture Close where the property will be found on the left hand side.

## Further information

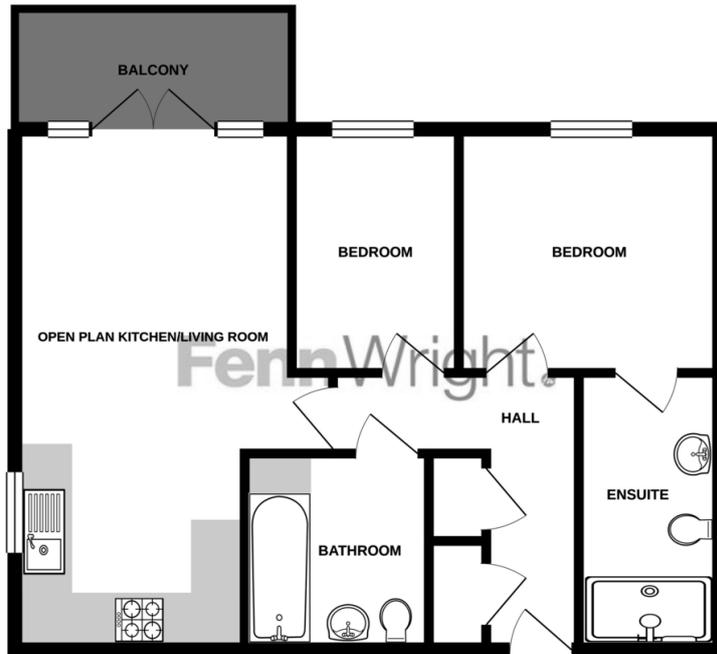
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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## Viewing

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

## FIRST FLOOR



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To find out more or book a viewing

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