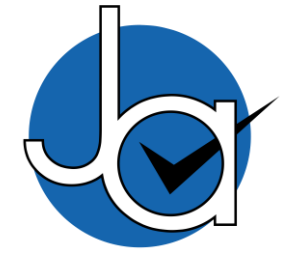




1 bedroom  
Apartment  
located in  
Colchester.

GUIDE PRICE  
£140,000 - £150,000

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JOHN ALEXANDER  
ESTATE AGENTS

167 Turner Road  
Colchester  
CO4 5XW



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EPC

TBC



## FULL DESCRIPTION

### ENTRANCE HALL

Radiator, storage cupboard and doors to;

### OPEN PLAN LOUNGE/KITCHEN/DINER

**17' 4" x 16' 1" (5.28m x 4.9m)**

Matching base and eye level units, stainless steel sink bowl with drainer, integrated fridge/freezer, oven with four ring electric hob and extractor above, space for freezer, washing machine and dishwasher, downward lighting to ceiling and two radiators. French doors to balcony offering outside space.

### MASTER BEDROOM

**10' 10" x 10' 0" (3.3m x 3.05m)**

Double glazed window and radiator.

### BATHROOM

Low level WC, wash hand basin, shower cubicle, heated towel rail, tiled to flooring, downward lighting to ceiling and extractor.

### AGENTS NOTE

EPC rating - B

Council Tax band - B

Service Charge - £1,388.40 PA

Ground Rent - £300 PA



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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	81   B	81   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>		

DIRECTIONS

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