







IDEAL INVESTMENT POPERTY - We are delighted to offer this well presented; one-bedroom top floor apartment located within walking distance to Colchester City Centre. This property comprises of a lounge/diner, double bedroom, bathroom and kitchen with appliances. Further benefitting from gas central heating and permit parking for one vehicle. An early viewing is advised to appreciate the accommodation to offer.

ENTRANCE HALL

Fitted carpets, one gas radiator and a storage cupboard.

LOUNGE/DINER

20' 56" x 9' 12" (7.52m x 3.05m) UPVC double glazed window to the front and rear, 2 x radiators, fitted carpet.

KITCHEN

6' 53" x 6' 64" (3.18m x 3.45m) UPVC double glazed window to the rear, eye level and base units with over worktops, inset stainless steel sink, extractor fan, integrated oven/hob, washing machine, fridge/freezer, 1 x radiator, tiled flooring.



BEDROOM ONE

10' 17" x 9' 88" (3.48m x 4.98m) UPVC double glazed window to the front, double built in wardrobe, 1 x radiator, fitted carpet.

BATHROOM

6' 29" x 6' 44" (2.57m x 2.95m) UPVC double glazed window to the rear, bath with over shower, low level wc, hand wash basin, tiled flooring.

PARKING

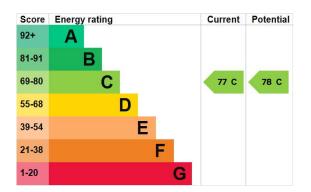
Permit parking for one vehicle.

102 years remaining on the lease.

EPC Rating - C

Service Charge - £614.86 per annum

Ground Rent - £150.00 per annum



95 Crouch Street, Colchester, Essex, CO3 3EZ www.ezemoveezelet.co.uk 01206 564 700 info@ezemove.co.uk Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements