



**Essex House, Crouch Street, Colchester, CO3 3HH**

**welcome to**

**Essex House, Crouch Street, Colchester**

NO ONWARD CHAIN. Located in the heart of Colchester, this contemporary first floor apartment is set within the stunning Essex House development. Accommodation comprises hallway, spacious open plan lounge/diner/kitchen, utility room, generous bedroom, shower room & private walk-in storage cupboard.



**This modern apartment is situated in Colchester's vibrant city centre with its independent boutiques, cafes, restaurants and bars to suit every taste and mood, but also easy access to beautiful countryside on the outskirts of Colchester and the added benefit of being well connected with superb transport links on your doorstep.**

**The property offers an ideal first time purchase or investment opportunity, is offered with no ongoing chain and viewing is strongly recommended.**

#### **Communal Entrance Door To:**

#### **Communal Entrance Hall**

With access to Private Storage Unit. Stairs and lift to first floor.

#### **Personal Entrance Door To:**

#### **Hallway**

Wood effect flooring, radiator, wall mounted video entry system, doors to:

#### **Utility Cupboard**

Wall mounted gas boiler, work top with fitted washer/dryer under, ceiling mounted air filtration system, wood effect flooring.

#### **Lounge / Diner / Kitchen**

Upvc window to rear aspect, eye and base level units, work top with inset sink unit with mixer tap, integrated fridge/freezer + dishwasher + stainless steel electric oven and hob with extractor fan over, wood effect flooring, two radiators, inset spotlights.

#### **Bedroom**

Visual panel window to lounge area, radiator, carpet.

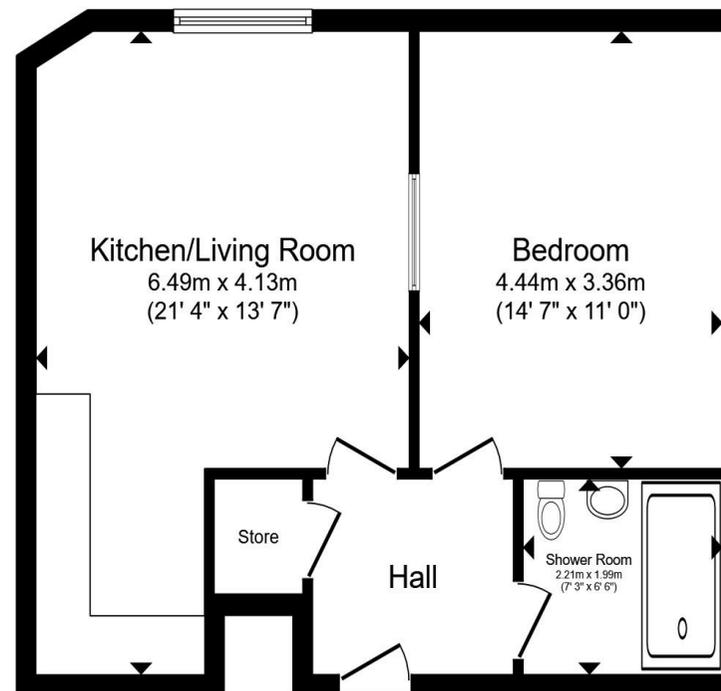
#### **Shower Room**

Modern suite comprising concealed cistern w.c., vanity wash hand basin with mixer tap and double shower cubicle with rainfall shower head, touch light

up mirror with de-mist function, tiled flooring, fully tiled walls, fitted storage cupboard, stainless steel heated towel rail, inset spotlights, extractor fan.

#### **Agents Note**

The property benefits from a PRIVATE WALK-IN STORAGE CUPBOARD located on the ground floor which measures 5 ft 2 max x 3 ft 3 max.



**Floor Plan**

Total floor area 48.5 m<sup>2</sup> (522 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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welcome to

## Essex House, Crouch Street, Colchester

- Modern First Floor Apartment
- Open Plan Living Accommodation
- Spacious Double Bedroom
- Modern Shower Room
- CITY CENTRE POSITION
- Ideal Investment or First Time Purchase
- NO ONWARD CHAIN

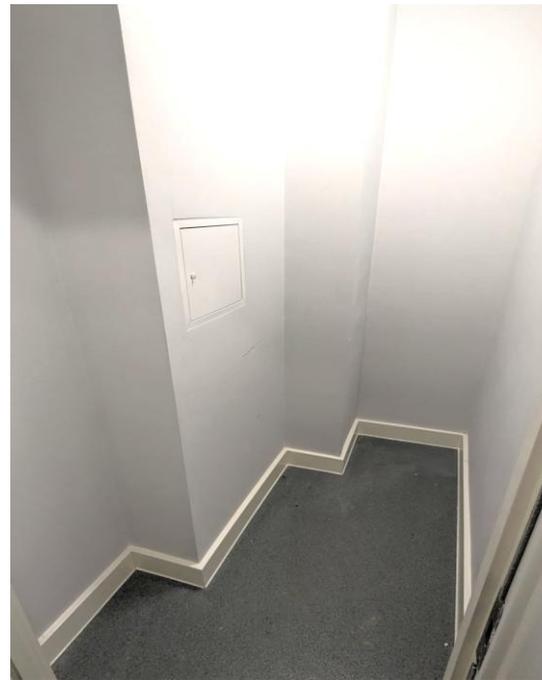
Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1547.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 127 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price **£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CCS121327 - 0005

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