

Flat 8 Parkland Court, Recreation Road, Colchester, CO1 2LB



Leasehold

Offers In Excess Of

£150,000

Subject to contract

Beautifully presented

2 bedrooms
1 reception room
1 bathroom



A first floor apartment within a short walk of the recreation ground, presented in good order throughout with an impressive 17' living space and off road parking.

Some details

General information

A very well presented two bedroom first floor apartment at the end of Recreation Road just a short walk from the recreation ground. The property, which has one allocated parking space together with a visitor parking permit, has an impressive 17' living space.

The accommodation briefly comprises of an entrance hall with a fitted cupboard and doors to all accommodation. The impressive lounge/dining room is a light and airy room and has a door to the kitchen fitted with a range of wall and base cupboards with worksurfaces over and space for appliances.

There are two bedrooms and a shower room with tiled shower cubicle, wash hand basin with cupboard beneath, low level wc and heated towel rail.

Entrance hall

Lounge/dining room

17' 7" x 13' 1" (5.36m x 3.99m)
narrowing to 12' 3" x 6' 9" (3.73m x 2.06m)

Kitchen

7' 7" x 7' 1" (2.31m x 2.16m)

Bedroom one

13' 7" narrowing to 10' 8" x 10' 3" (4.14m x 3.12m)

Bedroom two

9' 8" narrowing to 8' 6" x 6' 6" (2.95m x 1.98m)

Shower room

6' 10" x 5' 9" (2.08m x 1.75m)

The outside

To the rear of the block is a communal car park in which we understand there is one allocated parking space for the property, also with one visitor's parking permit.

Location

The property is to the east of Colchester town centre at the end of a no through road just a short walk from the recreation ground. The property has good access to local facilities and is a comfortable walk to the town centre and railway station.

Important information

Council Tax Band - B

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

Tenure - Leasehold, 125 years from 25th December 1994

Ground rent - £50 pa

Service charge - £104 pcm

EPC rating - C

Directions

Proceed out of Colchester along Military Road, at the crossroads proceed straight ahead onto Old Heath Road and turn left onto Recreation Road. Continue past the recreation ground and Parkland Court will be seen towards the end of the road on the left hand side.

Further information

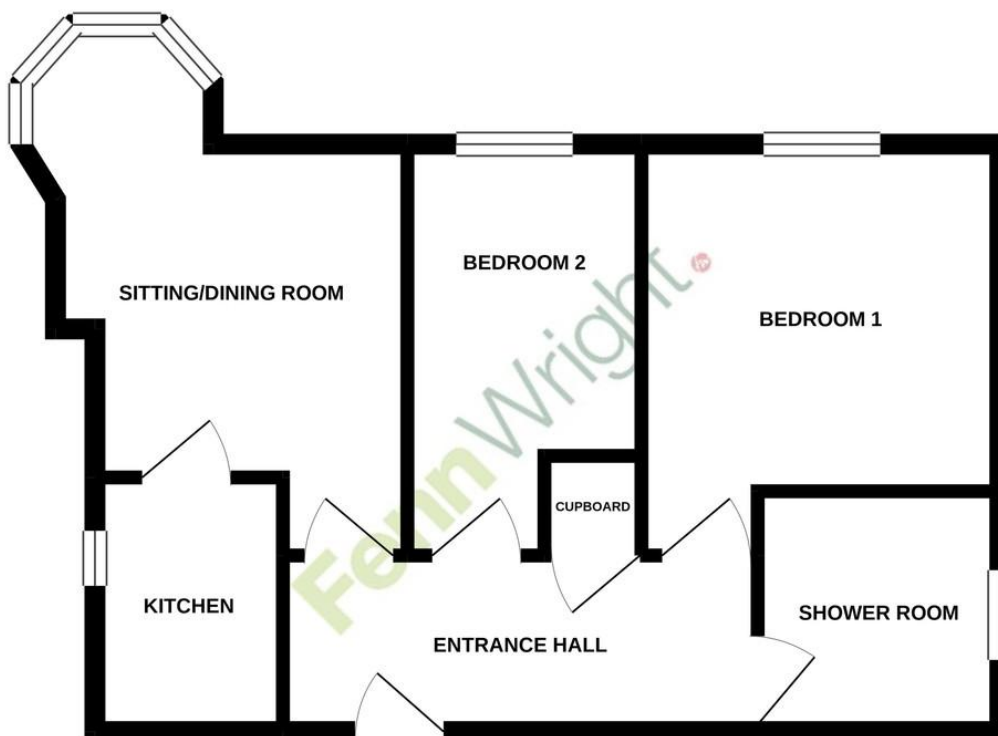
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

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

GROUND FLOOR



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Particulars for Flat 8 Parkland Court, Recreation Road, Colchester, CO1 2LB

