



- A Beautiful Example Of A Two Bedroom Contemporary Apartment
- Modern Open-Plan Living
- Added Luxury Of A Balcony
- Close To Colchester's Castle Park & Mainline Station
- Large Master Bedroom
- Modern Kitchen With The Benefit Of Integrated Appliances
- Allocated Parking For One Vehicle
- Ground Floor Apartment

Flat 21 Blueprint House, Arclight Way, Colchester, Colchester, Essex. CO1 1GY.

A beautiful example of a spacious two bedroom ground floor contemporary apartment, situated on a newly formed development in central Colchester and within striking distance of the picturesque Colchester Park & Colchester's mainline station - offering links to London Liverpool Street within the hour. The apartment is also moments away from Turner Rise Retail Park, home to an Asda superstore and an array of useful amenities. All considered, it makes the ideal first time purchase or investment alike. Positioned on the ground floor, internally the accommodation comprises of; a welcoming entrance hall with inset storage, open-plan kitchen/living area with modern units and the added luxury of integrated appliances, a spacious master bedroom which benefits from large balcony, further double bedroom and separate family bathroom suite. The apartment boasts a private balcony, suitable for a small bistro table and chairs, as well as allocated parking for one vehicle. A communal bike store is also available.



Property Details.

Ground Floor

Hallway

Main door into hallway, storage cupboard, door to:

Living Room/Kitchen Area



19' 9" x 9' 7" (6.02m x 2.92m) UPVC window to rear aspect, radiator, modern kitchen with a range of base and eye level units, cupboards and work surfaces, integrated appliances.

Property Details.

Bathroom



Low level W.C, vanity wash basin, radiator, panelled bath with shower attached.

En Suite



Low level W.C, vanity wash basin, radiator, shower cubicle.

Bedroom One



12' 4" x 11' 11" (3.76m x 3.63m) UPVC window to front aspect, radiator, door leading out to balcony, door to:

Bedroom Two

11' 10" x 8' 5" (3.61m x 2.57m) UPVC window to front aspect, radiator.

Outside



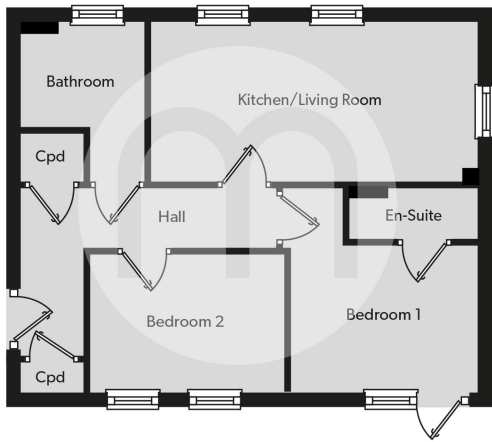
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Agents Notes & Lease Information

As agents we have been advised that there is service charge of £727.74 per annum. The property is on a peppercorn ground rent.


Property Details.

Floorplans



Location



(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.