



88 Axial Drive, Colchester, Essex. CO4 5RY.

****Guide Price £200,000 - £210,000**** An outstanding example of a two double bedroom top floor apartment, presented to the market in good order throughout and set in a prime position in the ever sought after New Braiswick Park development, within striking distance of North Station - offering direct links to London Liverpool Street Station. This excellent property features an array of stylish and spacious accommodation throughout, housing a reception room measuring an impressive 17ft whilst also benefitting from a Juliet balcony, enclosed by French doors, flooding the living space with a wealth of natural light. Further highlights include two well-proportioned double bedrooms with an en-suite shower room to the master bedroom, a separate family bathroom suite, a high specification fully integrated kitchen with integrated appliances and the benefit of gas central heating.

- Unrestricted Access To Colchester's North Station - Direct Links To London Liverpool Street Station
- Attractive & Well Maintained Communal Gardens & Green Space
- Ideal First Purchase Or Investment
- Close to Local Schools, Shops And Amenities
- Popular New Braiswick Park Development
- Two Double Bedrooms
- Open Plan Lounge/Kitchen/Diner
- En-Suite And Family Bathroom
- One Allocated Parking Space
- Viewings Available At Request



Property Details.

Top Floor Apartment

Entrance Hall

Main entrance door into 'L-shaped hallway', inset large storage cupboard, airing cupboard, Amtico flooring throughout, doors and access to:

Kitchen/Living Room/Dining Area



17' 2" x 16' 6" (5.23m x 5.03m) Open plan kitchen-living-dining space comprising of: UPVC windows to front & side aspect, Juliet balcony to side aspect, UPVC french doors to side aspect, a range of modern fitted base and eye level units, cupboards and work surfaces over, inset induction hob with gas cooker and extractor fan over, a range of integrated AEG appliances, inset spot lights, x2 radiators, Amtico flooring

Property Details.

Master Bedroom



16' 6" x 10' 5" (5.03m x 3.17m) UPVC window to side aspect, artico flooring, radiator, inset spot lights, further door to:

Family Bathroom Suite



7' 7" x 6' 5" (2.31m x 1.96m) Panelled bath with shower attachment over, low level W.C, vanity wash basin, tiled flooring, radiator, extractor fan

En-Suite



Shower cubicle with sliding door, low level W.C, vanity wash basin, radiator, tiled flooring, extractor fan, inset spot lights

Outside



As previously mentioned, this generously sized apartment benefits from a vast amount of communal green space and gardens, maintained to high standards and enclosed by cast iron fencing. The property benefits from an allocated parking space. Further parking is easily accessible on road also.

Bedroom Two



11' 11" x 10' 5" (3.63m x 3.17m) UPVC window to front aspect, radiator

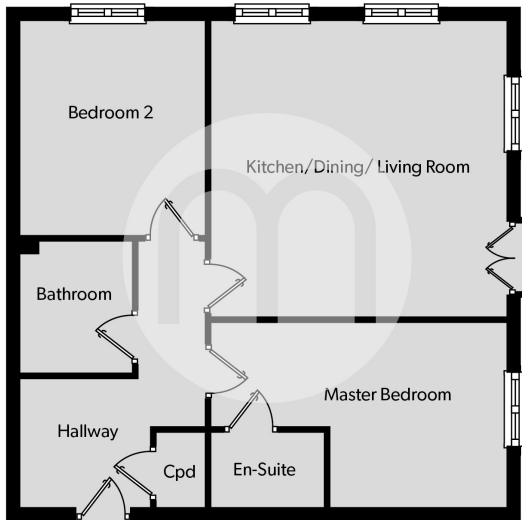
Leasehold Information

This property is offered on a leasehold basis, 150 years (less 1 day) from 1 August 2007, with approximately 132 years remaining on the lease term. We have been advised that ground rent is payable at approximately £180.00p per annum and a maintenance fee of approximately £1300.00p per annum is payable. This includes garden maintenance and the upkeep of all communal parking areas and entrances.

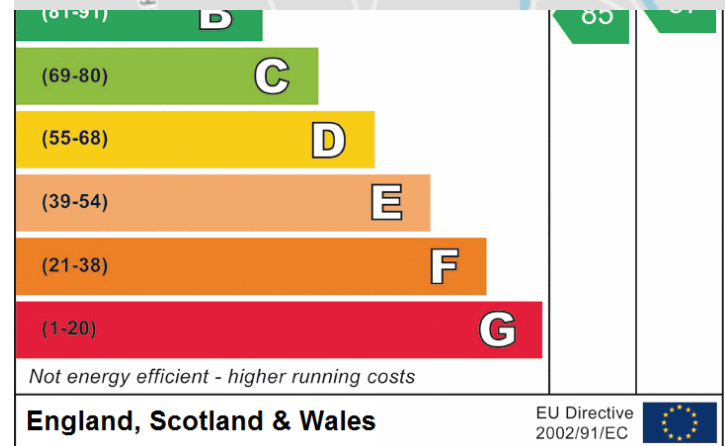
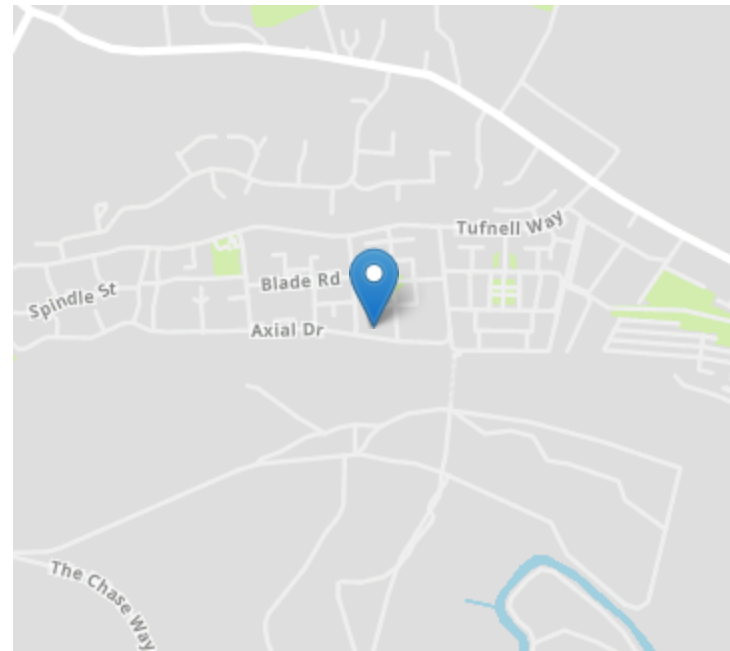
We do encourage all interested parties to confirm this information and charges payable, with their legal representative at an early stage of their conveyance, to avoid any discrepancy.

Property Details.

Floorplans



Location



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.