



- Two Bedroom Second Floor Apartment
- Two Well-Proportioned Bedrooms
- En-Suite Shower Room & Separate Bathroom
- Focal Open-Plan Living/Dining/Kitchen Space
- Parking For Two Vehicles
- Private Balcony Enclosed By Cast Iron Railings
- Excellent 'B' EPC Rating
- Ideal First Home Or Investment Purchase
- Offered With No Onward Chain!

36 Echelon Walk, Colchester, Essex. CO4 6BW.

A modern and stylish second-floor two bedroom apartment located in the sought-after Echelon Walk, Kingswood Heath development in North Colchester and offered with no onward chain. This contemporary home is ideally positioned for commuters, with easy access to the A12/A120 and just a short drive or cycle from Colchester North Station. The area also benefits from proximity to the Northern Gateway development, which includes David Lloyd, restaurants, and future leisure facilities. The apartment is also surrounded by beautiful, open green space.



Call to view 01206 576999



Property Details.

Second Floor Apartment

Entrance Hall

Bathroom



7' 7" x 6' 1" (2.31m x 1.85m)

Master Bedroom



16' 7" x 10' 8" (5.05m x 3.25m)

EnSuite



Bedroom Two



16' 5" x 8' 0" (5.00m x 2.44m)

Property Details.

Open Plan Living/Dining/Kitchen Area



Living/Dining Area - 21' 1" x 10' 10" (6.43m x 3.30m)

Kitchen - 14' 9" x 9' 11" (4.50m x 3.02m)

Outside

Balcony



19' 0" x 4' 0" (5.79m x 1.22m)

Parking



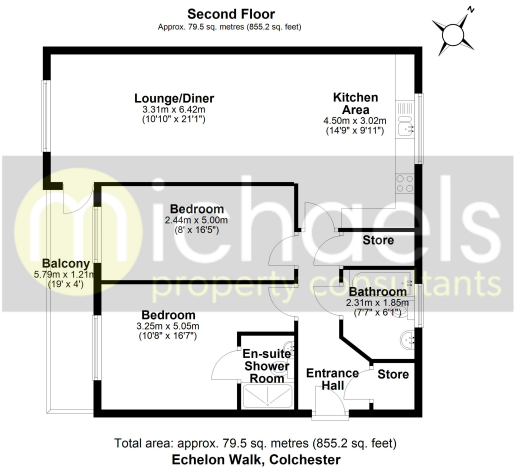
Please be advised the apartment comes complete with parking for two vehicles.

Leasehold Information

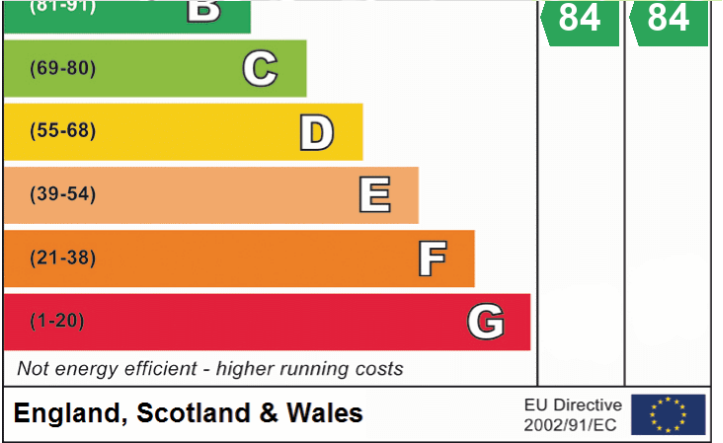
This is a leasehold property managed by Estates and Management, with an annual service charge of approximately £1,787.30 and ground rent of £200. The lease term is 125 years from 1 January 2019, leaving around 118 years remaining. All lease details should be confirmed by a solicitor.

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.