



- Spacious Ground Floor Apartment
- Parking, Visitors Parking & Communal Gardens
- Two Double Bedrooms
- Modern Fitted Kitchen With Tiled Splashbacks & Space For Appliances
- Suitable For A First Time Buyer Or Working Professional
- Redecorated Throughout
- Backing Onto Friday Woods
- Popular South Colchester Position

93 Friday Wood Green, Colchester, Colchester, Essex. CO2 8XF.

A spacious two double bedroom, ground floor apartment, situated to the South of Colchester, backing onto Friday woods and complete with allocated parking & well maintained communal gardens. This property would make the ideal first time purchase or investment and has been tastefully decorated by the current owners. Commencing with a welcoming entrance hall, leading on to two well proportioned double bedrooms. The separate bathroom suite is complete with tiled walls throughout. There is a modern kitchen with tiled splash-backs and space for appliances, completing this impressive apartment offers a spacious living room, featuring a bay window to the front of the apartment. The apartment benefits from allocated parking for both residents and visitors alike, refuse storage areas and communal greens with picnic benches. Internal viewings are advised to appreciate this excellent first time purchase.



Property Details.

Ground Floor

Hallway

Entrance door to communal area, storage cupboard, secure telephone entry system, further doors to:

Kitchen



11' 2" x 5' 1" (3.40m x 1.55m) Modern fitted kitchen comprising of a range of fitted base and eye level units with working surfaces over, inset stainless steel sink, drainer and taps over, inset electric hob with extractor fan over, inset electric fan assisted oven & grill, space for fridge/freezer, space & supporting plumbing for washing machine, tiled splash-backs, UPVC window to front aspect

Living Room



14' 2" x 11' 8" (4.32m x 3.56m) UPVC bay window to front aspect, electric wall mounted heater, variety of telephone/television communication points

Master Bedroom



12' 4" x 9' 2" (3.76m x 2.79m) UPVC window to rear aspect, electric wall mounted heater

Bedroom Two



10' 1" x 8' 3" (3.07m x 2.51m) UPVC window to rear aspect, electric wall mounted heater

Property Details.

Bathroom



UPVC window to rear aspect, panelled bath with screen, W.C, wash hand basin, wall mounted heater, tiled wall finish.

Outside, Parking & Communal Gardens



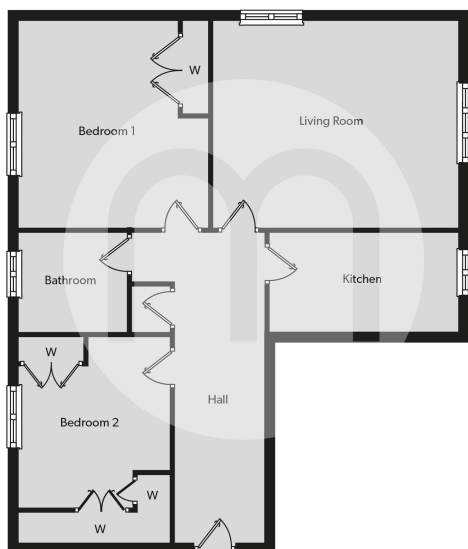
This property benefits from attractive well maintained communal gardens, which have been completed with a picnic bench for the benefit of residents. The apartment comes with the benefit of allocated parking, refuse areas and communal washing lines. There is also sufficient parking for visitors.

Agents Notes & Lease Information

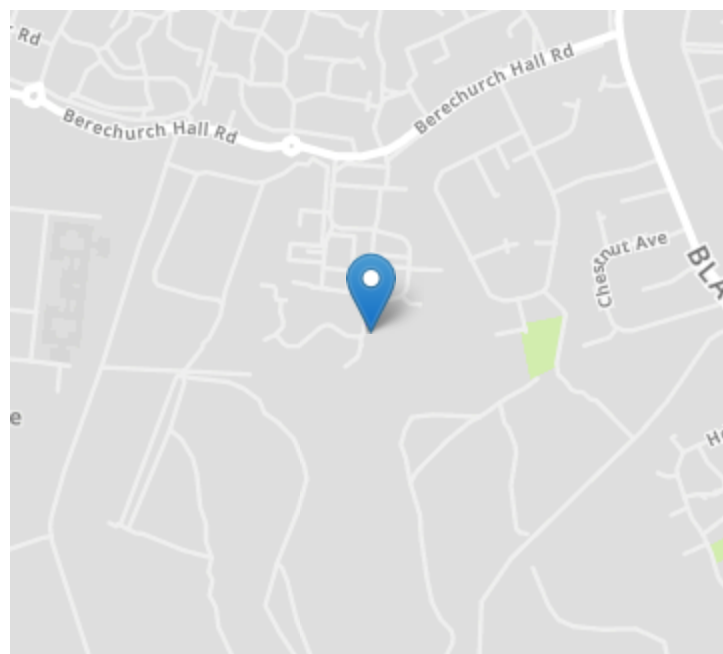
We have been advised by the seller there is 155 years remaining on the lease. There is an approximate service and ground rent charge of £116 PCM. We do however advise that all buyers are to clarify this information with their solicitor.

Property Details.

Floorplans



Location



Energy Ratings

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.