



- One Double Bedroom With Built In Wardrobe
- A Spacious Top Floor Apartment
- One Allocated Parking Space Along With Visitors Parking
- Within Walking Distance To Colchester City Centre, Station & Amenities
- An Ideal First Time Purchase Or Investment Opportunity
- Well Presented
- Modern Bathroom Suite

162 Claremont Heights, Colchester, Colchester, Essex. CO1 1ZY.

A fantastic opportunity to acquire this spacious double bedroom top floor apartment located within a short walk to Colchester North Station with links to London Liverpool Street under the hour and excellent access to the City centre and a variety of amenities and local gymnasium. A great first time buy or investment property offering a double bedroom with built in wardrobes, a modern bathroom and an open plan living/dining area along with a separate kitchen. The kitchen features a variety of matching units with space for appliances. Outside, the property comes with one allocated parking space with visitor bays available.



Property Details.

Third Floor

Entrance Hallway

Main door into hallway, entry telecom system, storage cupboards, door to:

Living Room



18' 3" x 9' 8" (5.56m x 2.95m) UPVC window to side aspect, storage heater, wood effect flooring, door to:

Kitchen



8' 4" x 5' 7" (2.54m x 1.7m) Range of base and eye level units, cupboards and work surfaces, space for appliances, induction hob, fan assisted cooker, wood effect flooring.

Bedroom One



11' 8" x 8' 5" (3.56m x 2.57m) UPVC window to side aspect, storage heater, built in sliding wardrobe.

Bathroom



6' 4" x 5' 8" (1.93m x 1.73m) Low level W.C, panelled bath with shower attached, tiled walls, vanity wash basin.

Outside

There is allocated parking for one vehicle plus visitor parking as well as communal gardens.

Agents Notes & Lease Information

We have been advised that there is 89 years remaining on the lease with a service charge of approximately £750 per annum and ground rent of approximately £50 per annum. We do however advise that all buyers are to clarify this information with their solicitor.