



- Allocated Parking
- Three Generous Bedroom And A Modern Shower Room
- Easy Access To The Hythe Train Station
- Within Close Proximity Of Colchester's City Centre
- Ideal Investment Opportunity Or First Time Purchase
- Ground Floor Apartment
- Spacious Throughout
- Prime South Colchester Position

## 29 Capstan Place, Colchester, Essex. CO4 3GH.

\* £170,000 to £180,000 Guide Price \* Located in a prime position to the South of Colchester lies this excellent and rare opportunity to acquire this perfect investment opportunity which is offered to the market with no onward chain, not just as an investment opportunity but ideal for any first time buyer or working professional. This three-bedroom apartment, located in the ever-popular area of the Hythe with excellent access to the Hythe Train Station and Essex University. Offering three bedrooms, a spacious living area, kitchen and a bathroom with an allocated parking space. As agents we would strongly recommend an internal viewing to appreciate the quality of accommodation on offer.



Call to view 01206 576999





# Property Details.

## Ground Floor Accommodation

### Hallway

Radiator, telephone entry system, access to:

### Living Room/Dining Area



12' 9" x 11' 2" (3.89m x 3.40m) Window to front aspect, radiator, door to:

### Kitchen



8' 2" x 7' 8" (2.49m x 2.34m) Window to front aspect, full range of eye level base units, work surfaces and cupboards, stainless steel sink/drainer, room for appliances.

## Bedroom One



10' 9" x 9' 6" (3.28m x 2.90m) Window to rear aspect, radiator.

## Bedroom Two



9' 9" x 9' 8" (2.97m x 2.95m) Window to rear aspect, radiator.

# Property Details.

## Bedroom Three



9' 7" x 8' 4" (2.92m x 2.54m) Window to rear aspect, radiator.

## Bathroom



7' 8" x 5' 8" (2.34m x 1.73m) Shower cubicle with sliding door, low level W.C, vanity wash basin, radiator.

## Outside

Externally the property offers an allocated parking space with further communal areas.

## Agents Notes & Lease Information

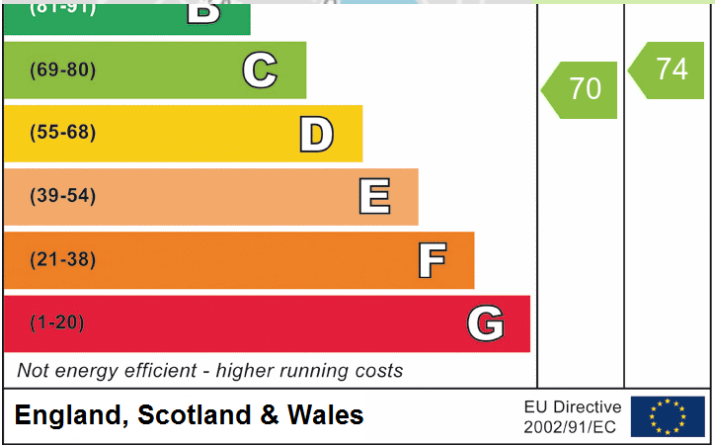
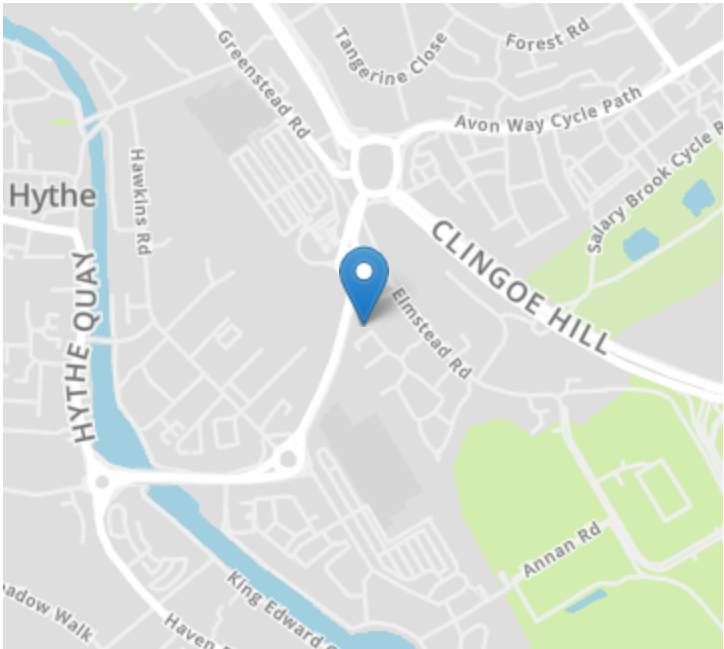
We are advised by the seller the current lease length remaining stands at 975 years with a service charge of approximately £158 PCM and a ground rent of £450 per year. We do however advise all perspective purchasers check this with their chosen solicitor.

# 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.