



- \*\*Guide Price £170,000 - £180,000\*\*
- Two Bedroom Apartment
- North Colchester Position Close, To Amenities & Transport Links
- Bathroom
- Two Double Bedrooms
- Open Plan Kitchen/Dining/Living Space
- Undercroft Allocated Parking
- Offered With No Onward Chain - Early Viewing Advised
- Ideal First Home Or Investment

## 50 Mortimer Gardens, Colchester, Colchester, Essex. CO4 5ZG.

\*\*Guide Price £170,000 - £180,000\*\* An excellent apartment situated to the North of Colchester in a peaceful residential area and moments away from an array of useful amenities, shops and transport links. Presenting itself as the ideal first time purchase or investment, this apartment is offered to the market with the added benefit of no onward chain. Complete with allocated undercroft parking, viewings can be arranged via one of our consultants without delay.



# Property Details.

## Top Floor Apartment

### Entrance Hall

Entrance door, telephone secure entry system, window to rear aspect, wall mounted heater, wood effect laminate flooring, airing cupboard, consumer unit, door to:

### Master Bedroom



14' 9" x 8' 2" (4.50m x 2.49m) Window to front aspect, wall mounted heater, inset storage/wardrobe space

### Bedroom Two



14' 9" x 6' 6" (4.50m x 1.98m) Window to front aspect, wall mounted heater, loft access

## Family Bathroom



Panel bath with screen and shower over, pedestal wash hand basin, W.C.

# Property Details.

## Living/Kitchen/Dining



18' 2" x 10' 4" (5.54m x 3.15m) Window to rear & front aspect, television communication point, wood effect flooring, wall mounted electric heater

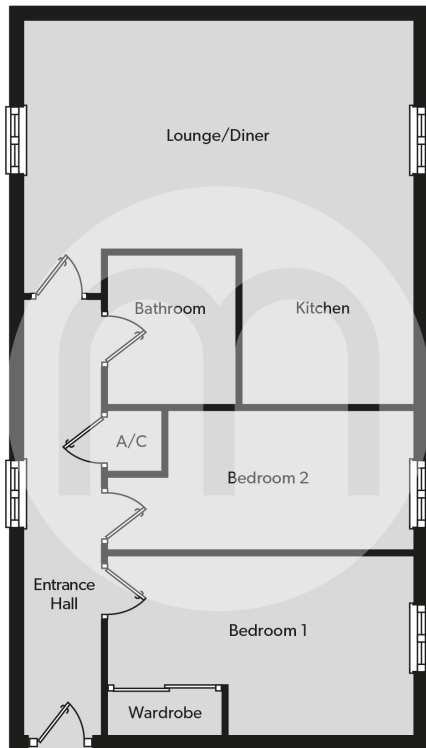
Kitchen - 8' 0" x 7' 2" (2.44m x 2.18m) - comprising; a range of base and eye level fitted units with work surfaces over, tiled splash backs, inset sink, drainer and taps over, space undercounter for washing machine and further space for freestanding appliances, inset oven, hob and extractor fan over

## Leasehold Information

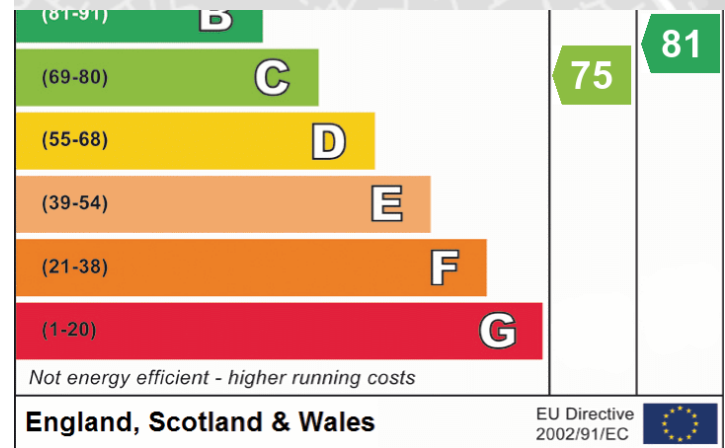
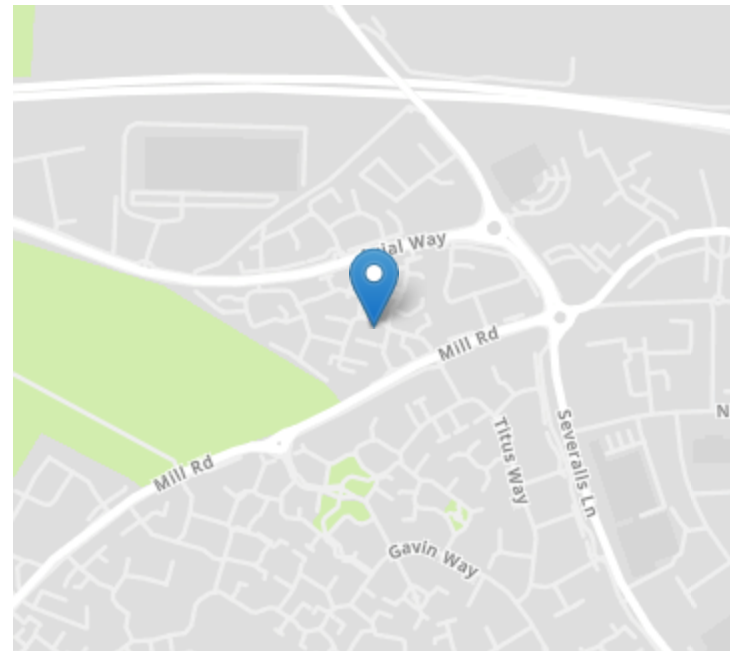
This property is offered on a leasehold basis, with the leasehold term commencing from 125 years from new as of 1st July 2006 and therefore approximately 106 years remain on the lease term. An annual service charge is payable at approximately £2600 per annum, payable in two, six monthly payments of £1300 per annum. We advise all interested parties to confirm this information with their appointed legal representative at an early stage of their conveyance to prevent 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.