



- Excellent First Time Buy Or Investment Purchase
- Long Lease Remaining
- Communal Gardens And Parking
- A Spacious And Well Presented First Floor Apartment
- Open Plan Living Room/Dining Area/Office Space
- Desirable Cul De Sac Position
- Nestled In The Popular Village Of Great Horkesley
- Excellent Access To North Station And The A12
- Offered To Market With No Onward Chain!

Flat 7 Moreland Court, Glenway Close, Great Horkesley, Colchester, Essex. CO6 4HR.

****Guide Price £140,000 - £150,000**** A superb opportunity for a first time buyer or investor to purchase this spacious first floor apartment located in the highly sought after village of Great Horkesley. The village of Great Horkesley has excellent access commuting facilities with Colchester North Station, the A12 and highly regarded state and independent schools on the doorstep.

Call to view 01206 576999



Property Details.

First Floor Accommodation

Communal Entrance

Communal door accessed by an entry telecom system leading into a lobby with stairs leading to the first floor:

Hallway

Main entrance door leading into hallway comprising of spot lighting and door into:

Living Room/Dining Area



16' 0" x 13' 3" (4.88m x 4.04m) Wood frame windows to front and rear aspect, storage heater, door to:

Kitchen



8' 9" x 5' 9" (2.67m x 1.75m) Range of eye level base units, cupboards and work surfaces, stainless steel sink/drainage, induction hob with electric oven, wood effect flooring, space for washing machine.

Master Bedroom



13' 7" x 11' 2" (4.14m x 3.40m) Wood frame windows to front aspect, storage heater, wardrobe space.

Property Details.

Bathroom



6' 8" x 5' 8" (2.03m x 1.73m) Low level W.C, panelled bath with shower attached, obscured window to front aspect, tiled flooring, chrome heated towel rail.

Outside



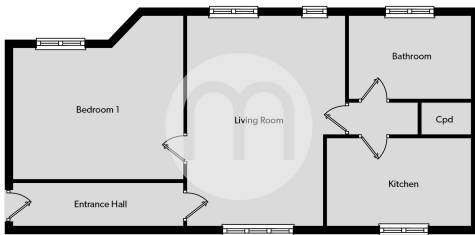
To the rear and front of the property offers well maintained communal areas as well as allocated parking for one vehicle and further visitor's spaces. The car park is accessed via a car port with then the communal door accessed from the rear.

Agents Notes & Lease Information

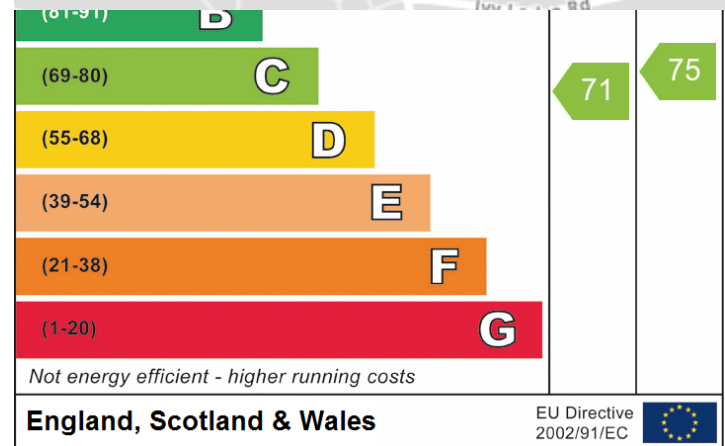
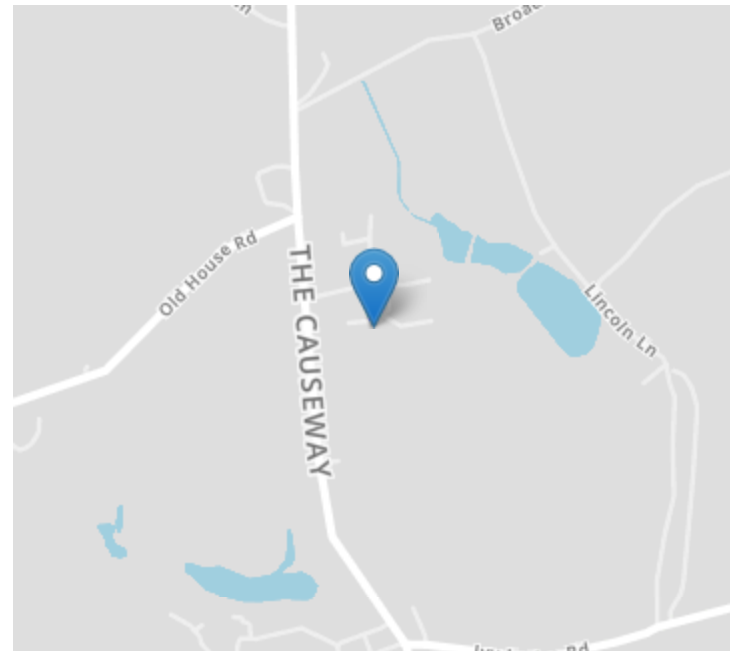
We have been advised that this property is offered on a leasehold basis, with a term of 967 years approx. remaining. The service charge is payable at £1644 per annum and the ground rent is payable at £120 per annum. We would however strongly advise all interested parties confirm this information with their legal representative.

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.