



- First Floor Apartment
- Off Road Parking
- Communal Garden Space
- Close To Shops And Amenities
- University And Station Access
- Modern Throughout

## 16 Pylon Court, Elmstead Road, Wivenhoe, Colchester, Essex. CO7 9HX.

This modern and stylish first floor one bedroom apartment. The apartment is situated in the popular village of Wivenhoe and provides excellent access to local shops and amenities nearby, as well as being within short walking distance to Essex University. It is also within easy reach of the train station with its mainline links to London Liverpool Street. Internally the accommodation comprises of an entrance hallway, open plan living/dining room, incorporating the kitchen, one good sized bedroom and a shower room. The property is further enhanced by having access to the overlooked communal garden and parking to the rear. Call us now to arrange your viewing.





# Property Details.

## First Floor

### Communal Door To Entrance Hallway

Access to the fully insulated and part boarded loft.

### Living/dining room



Lounge/Diner Incorporating The Kitchen 4.75m (15'7") x 3.78m (12'5")  
Double glazed window to side and rear, storage heater.

### Kitchen



Window to side, Range of eye and low level fitted units with wooden work surface over, built in eye level single oven and grill, built in dishwasher, washing machine, fridge and freezer, inset sink, separate induction hob with extractor over.

### Bedroom



3.35m (11'0") x 3.35m (11'0") Double glazed window to rear, storage heater and laminated flooring.

# Property Details.

## Shower Room



Fully tiled shower cubicle, low level WC, pedestal hand wash basin, double glazed obscure window to side, fully tiled walls and flooring.

## Outside

### Garden and Parking

The property benefits from access to the communal rear garden and a parking area to the rear (which is not allocated).

### Lease information

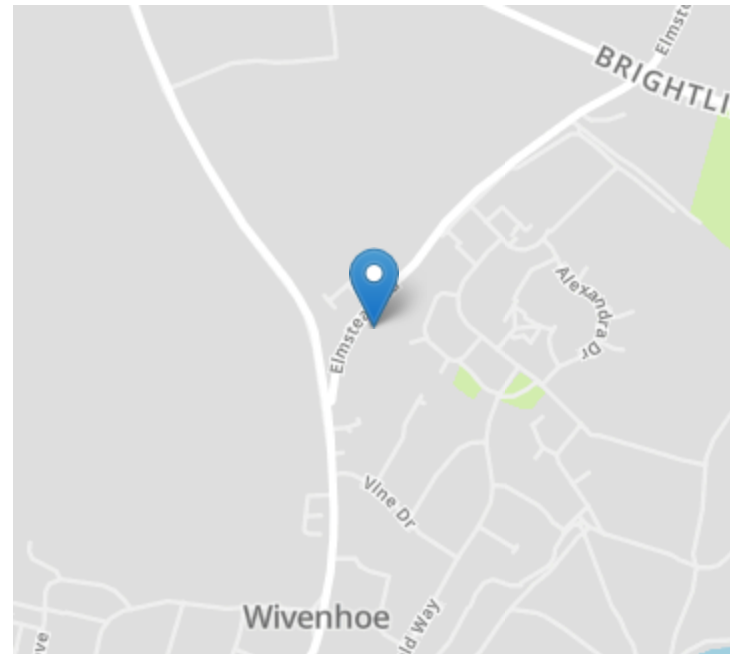
The ground rent, service and maintenance charge is £108 per quarter. The council tax is band A and the leasehold is to be confirmed.

# 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.