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- An Executive One Bedroom Apartment Boasting Views Directly Over The Courtyard
- Open Plan Living
- Secure Underground Parking
- Modern Family Bathroom Suite
- High Specification Kitchen
- Attractive Communal Gardens With Water Feature
- Town Centre & Colchester Town Station Access
- First Floor Apartment
- An Exclusive Address Nestled In The Heart Of Colchester Vibrant Town Centre
- Secure Gated Entrance

Call to view 01206 576999



134 11, Angels Courtyard, High Street, Colchester, Essex. CO1 1SP.

An exquisite one bedroom, first floor apartment, positioned in the heart of Colchester's vibrant Town Centre and excellent amenities. Internally, an accommodation comprising of generous living space with modern features and a stylish finish throughout. A classy communal entrance provides access to this apartments entrance door, which leads to a spacious entrance hall and a contemporary bathroom suite. In the main living/dining area, a room that boasts an executive feel, with large windows directing onto the beautiful courtyard. Adjoining the living room offers a modern kitchen, with attractive units, LED lighting, integrated appliances including four ring induction hob with extractor over, oven, fridge/freezer and dishwasher. Completing this pristine apartment is a large executive master bedroom, offering a wealth of light and space with views over the courtyard garden.

The property offers a superb town centre location and is within walking distance of all shopping facilities, bus routes and public transport. Colchester Town railway station is also within



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Property Details.

Entrance Hall

Hallway

Radiator, spot lighting, large utility cupboard providing storage and space for washing machine, door to living room/dining area:

Living Room/Dining Area



15' 11" x 10' 2" (4.85m x 3.10m) Large UPVC window to front aspect overlooking the courtyard, radiators.

Kitchen



10' 9" x 10' 0" (3.28m x 3.05m) Full range of eye level base units, cupboards and work surfaces, LED lighting inset to units, integrated appliances, four ring induction hob with extractor over, spot lighting.

Master Bedroom



11' 8" x 9' 1" (3.56m x 2.77m) UPVC window to front aspect, radiator, space for wardrobes.

Bathroom



7' 2" x 6' 2" (2.18m x 1.88m) High specification suite comprising of a low level W.C, tiled bath with shower attached, vanity basin, tiled walls and flooring, spot lighting, extractor fan.

Property Details.

Outside



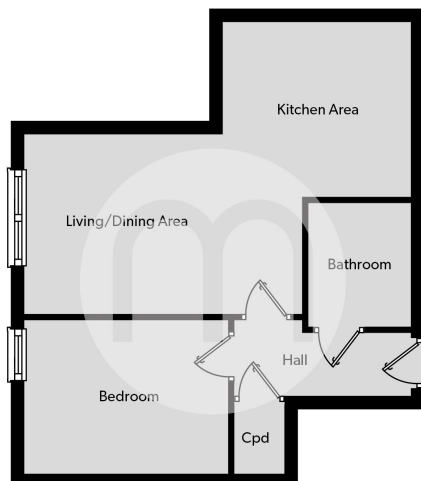
The property benefits from one underground parking space and is set around a tranquil landscaped courtyard with fountain which is accessed via private electric gates to the High Street.

Agents Notes

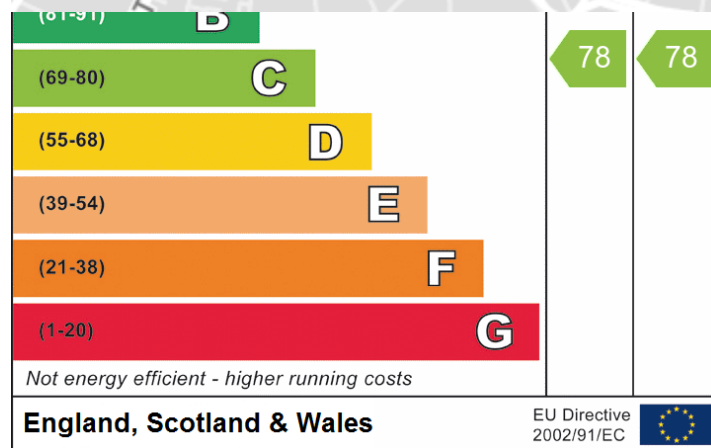
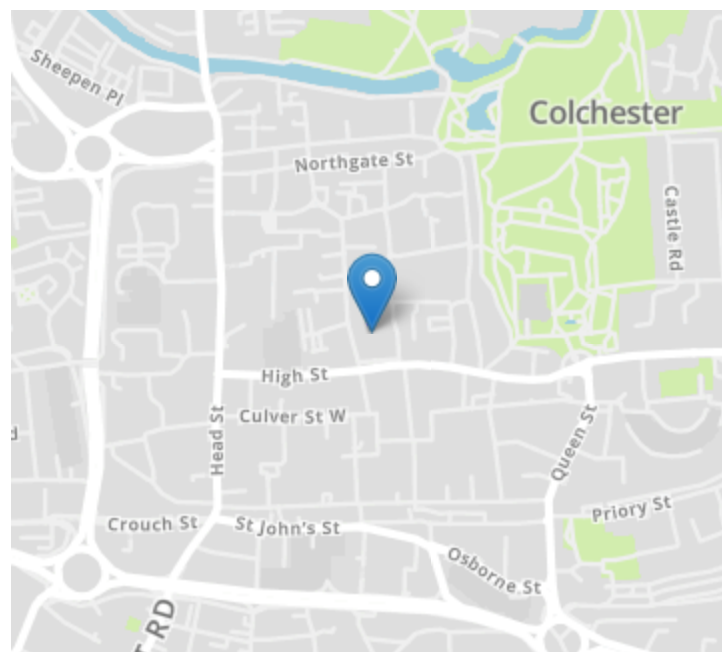
The property is offered on a leasehold basis with 168 years currently remaining on the lease. There is an annual service charge of £1550 payable every 10 months. This payment contributes towards the buildings insurance, upkeep of all communal areas, including generous gardens and parking facilities. There is an annual ground rent of £150.00 payable every year. We do however advise that all interested parties confirm this information with their respective solicitors, at an early stage of conveyancing.

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.