



- Stunning Second Floor Apartment
- Luxury Fitted Kitchen
- Open Plan Living Accommodation
- Luxury Bathroom & En-Suite To Master
- Two Double Bedrooms
- Neutral Decor Throughtout
- Allocated Parking & Visitors Parking
- Communal Garden
- Must Be Viewed To Be Appreciated

**26, Albarn Court Londinium Road,  
Colchester, Essex. CO2 7NT.**

Set within the beautiful Abbey Fields area and built within the last two years is this stunning second floor, two bedroom apartment situated within easy access of Colchester Town Centre and mainline train station to London Liverpool Street. The property boasts a beautiful open plan luxury kitchen/living area with high integrated appliances, two double bedrooms with high specification en-suite to master and luxury family bathroom, whilst externally the property offers one allocated parking space, further visitor parking and access to a communal gardens. To fully appreciate this stunning apartment internal inspection is essential.





# Property Details.

## Entrance Hall

Wood effect flooring, radiator, doors leading to;

## Open Plan Living/Kitchen Room



19' 2" x 23' 2" (5.84m x 7.06m) max. Two double glazed windows to side aspect, double storage cupboard, Virgin T.V point, two radiators, a range of high gloss wall and base units over an area of hard edge work tops, inset stainless steel sink and drainer unit, integrated washer dryer, integrated dish washer, integrated fridge freezer, cupboard housing boiler, electric oven with electric hob and stainless steel extractor hood, wood effect flooring.

## Bedroom One



13' 8" x 10' 3" (4.17m x 3.12m) Double glazed window to side aspect, radiator, door leading to en suite.

## En Suite



Low level WC, wash hand basin, fully tiled shower cubical, radiator, part tiled walls, spot lights.

# Property Details.

## Bedroom Two



13' 8" x 8' 9" (4.17m x 2.67m) Double glazed window to rear aspect, radiator.

## Family Bathroom



Low level WC, wash hand basin, panel bath with shower rinser and mixer taps, part tiled walls, radiator.

## Outside

There are communal gardens for residents. One allocated parking space and visitors parking on site.

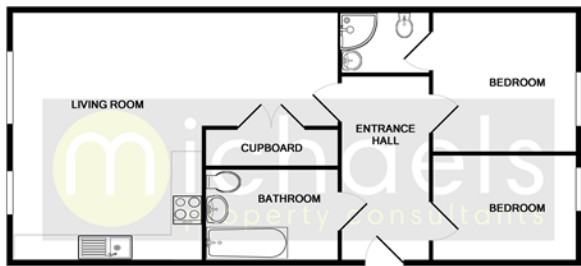
## Lease Information

The lease has approx 197 years remaining.  
The ground rent is £250 per annum.  
The service charge payable to Remus is approx. £98pcm.

We advise all of the above is checked by your conveyancer.

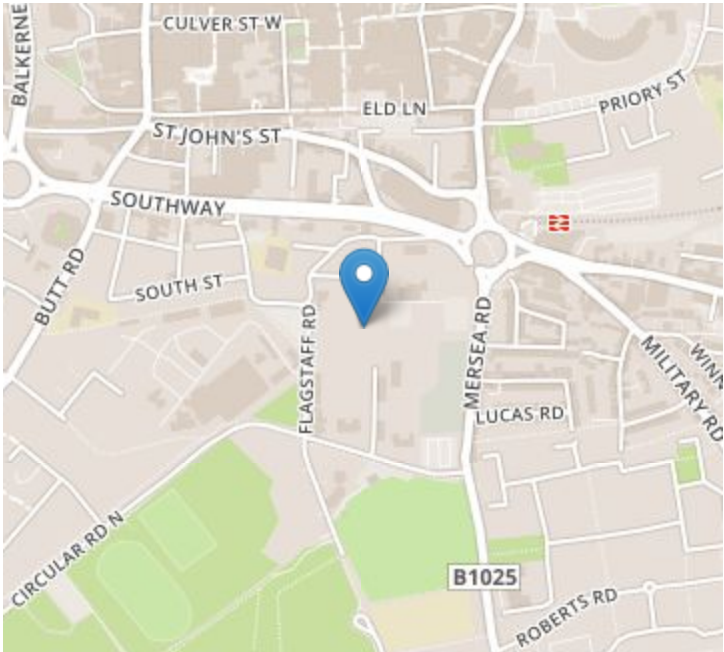
# Property Details.

## Floorplans

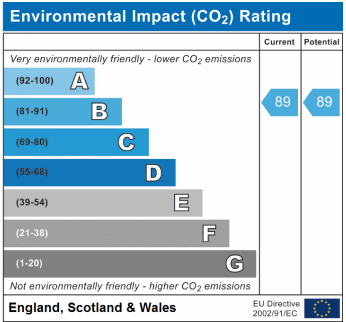
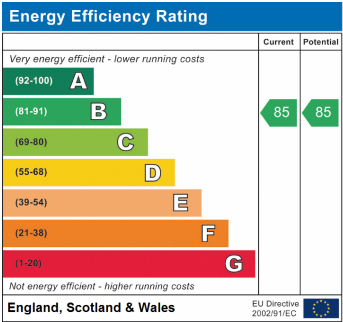


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix iQ2019

## 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.