



- Within Close Proximity To Local Shops And Amenities
- Garage Providing Off Street Parking
- Popular Waterside Village Of Rowhedge
- Spacious Accommodation
- Two Double Bedroom Apartment
- Well Presented And Maintained Throughout
- Suitable For A First Time Buyer Or Working Professional
- A Prime Example Of A Two Bedroom First Floor Apartment

24 Oxton Close, Rowhedge, Colchester, Essex. CO5 7JJ.

** Guide Price £190,000 to £200,000 ** Nestled in a peaceful position in the ever popular village of Rowhedge, lies this spacious and modern two bedroom apartment in the sought-after waterside community of Rowhedge, the property would make the ideal first time purchase or investment for any prospective purchaser. The property features a generous lounge, a stylish kitchen/diner, and a modern bathroom suite. Adding convenience is a garage for off-street parking. Situated for effortless access to the waterfront, village amenities, and charming local pubs, a viewing is highly encouraged to fully grasp the ample living space this property offers.



Property Details.

First Floor

Entrance Hallway

Communal door leading into hallway, stairs to first floor, main entrance comprising of radiator, storage cupboard, entry telecom system.

Kitchen



12' 0" x 9' 0" (3.66m x 2.74m) Full range of base and eye level units and work surfaces, radiator, induction hob with electric fan assisted oven, stainless steel sink/drainer, UPVC window to rear aspect, tiled splash back.

Living Room



15' 1" x 12' 1" (4.60m x 3.68m) UPVC window to rear aspect, radiator.

Bedroom One



18' 9" x 9' 1" (5.71m x 2.77m) UPVC window to front aspect, radiator, built in wardrobe.

Bedroom Two



11' 0" x 7' 0" (3.35m x 2.13m) UPVC window to front aspect, radiator.

Property Details.

Family Bathroom



Double glazed obscure window to front, three piece white suite comprising panelled bath with mixer tap, pedestal wash hand basin, low level W.C., part tiled walls, laminate floor.

Outside



Externally the property offers a single garage which does provide parking for one vehicle. There is also parking on street available.

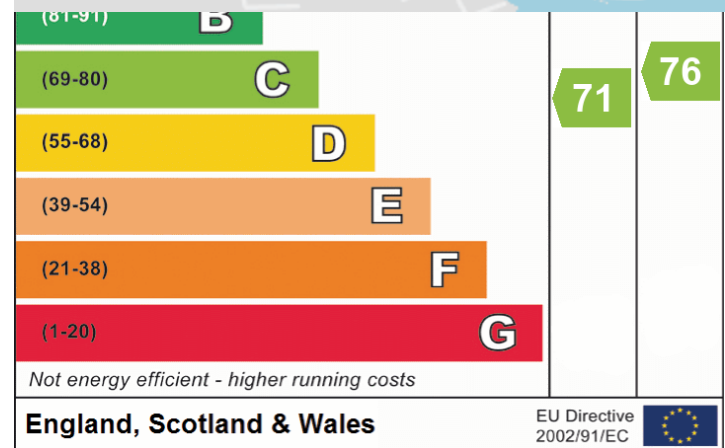
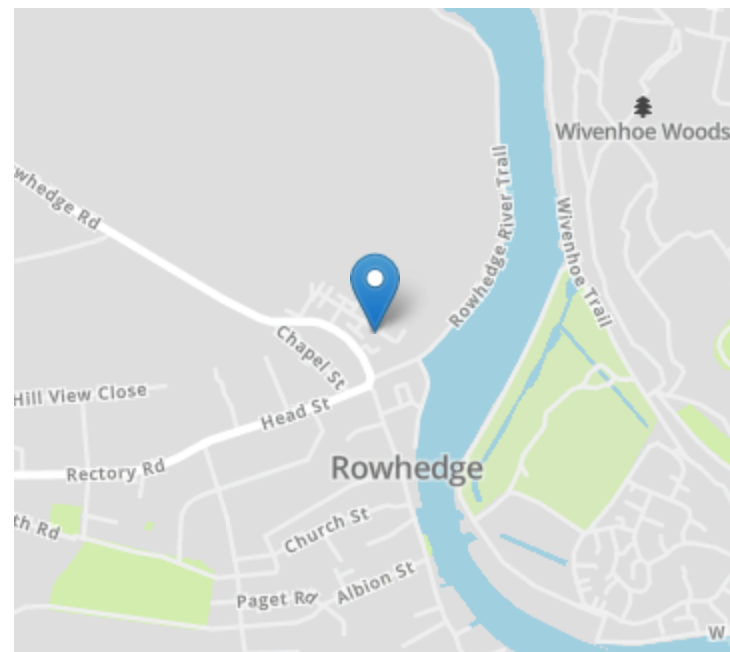
Agents Notes & Lease Information

We are informed from the seller that there is 101 years remaining on the lease with a service charge of approximately £120 PCM and a ground rent charge of £100 per annum. We do however advise that all buyers are to clarify this information with their solicitor.

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.