



6 Dawnford Court, Stanway, Colchester, Essex. CO3 0JG.

**** Guide Price £195,000 - £205,000**** An excellent example of a modern duplex apartment positioned to the West of Colchester, nestled at the end of a cul-de-sac and overlooking an attractive greensward. Presented to market with the benefit of no onward chain, this apartment also offers generous space throughout and presents itself as the ideal first-time purchase and investment alike. Internally, the property boasts accommodation in the form of a spacious reception room, benefiting from patio doors to a private balcony. A modern fitted kitchen-diner is featured, with white high gloss units, space for appliances and an inset ceramic sink. Further highlights include two double bedrooms and a separate tiled bathroom suite, positioned on the first floor. Complete with off road parking and the benefit of a garage.

- Modern Duplex Apartment Positioned To The West Of Colchester
- Complete With Off Road Parking & The Benefit Of A Garage
- Popular Stanway Location & In Close Proximity To An Array Of Amenities
- Offered With No Onward Chain
- Two Well Proportioned Bedrooms
- Benefiting From A Private Balcony
- Generous Reception Space
- Modern Kitchen & Bathroom Suite
- Presenting Itself As An Ideal First Time Purchase Or Investment Opportunity
- Early Viewings Advised To Avoid Disappointment



Property Details.

Entrance Hallway

Entrance door to front aspect, stairs rising to first floor, doors providing access to:

Kitchen



12' 4" x 10' 7" (3.76m x 3.23m) UPVC window to rear aspect, a modern fitted kitchen comprising of a range of tastefully fitted white high gloss base and eye level units with work surfaces over, inset ceramic sink and drainer with mixer tap over, benefiting from an inset gas oven, hob with extractor fan over, space for further appliances, radiator, wood effect laminate flooring

Reception Room



12' 5" x 11' 6" (3.78m x 3.51m) UPVC window to front aspect, UPVC french doors leading out onto private balcony, radiator, communication points, feature artificial fireplace with wood mantle

Master Bedroom



14' 4" x 11' 4" (4.37m x 3.45m) UPVC window to front aspect, radiator

Bedroom Two



10' 7" x 8' 9" (3.23m x 2.67m) UPVC window to rear aspect, built in wardrobe, radiator

Property Details.

Bathroom



7' 5" x 5' 0" (2.26m x 1.52m) Obscured UPVC window to rear aspect, low level WC, wash hand basin, panelled bath with screen and tiled wall finish, 1/2 tiled walls

Loft Space

14' 0" x 10' 0" (4.27m x 3.05m) A generous space currently being used as an office/games room, fully boarded and insulated, carpet flooring

Outside. Balcony, Communal Gardens, Garage & Parking



Externally the property offers a well maintained communal garden, viewed from the private balcony, accessible from the reception space. This duplex apartment benefits from residents off road parking, which is offered on a first come first serve basis, with further visitors parking accessible. This duplex also benefits from a garage.

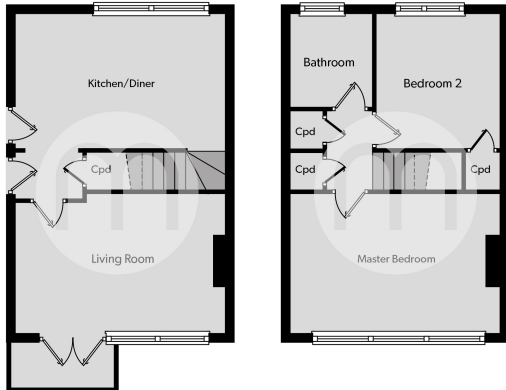
Leasehold Information

We have been advised by the seller that this property is offered on a leasehold basis, 999 years from 25 March 1978. There is therefore approximately 952 years remaining.

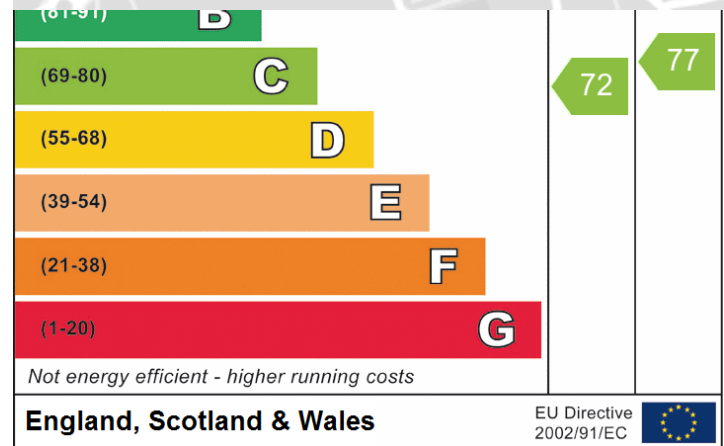
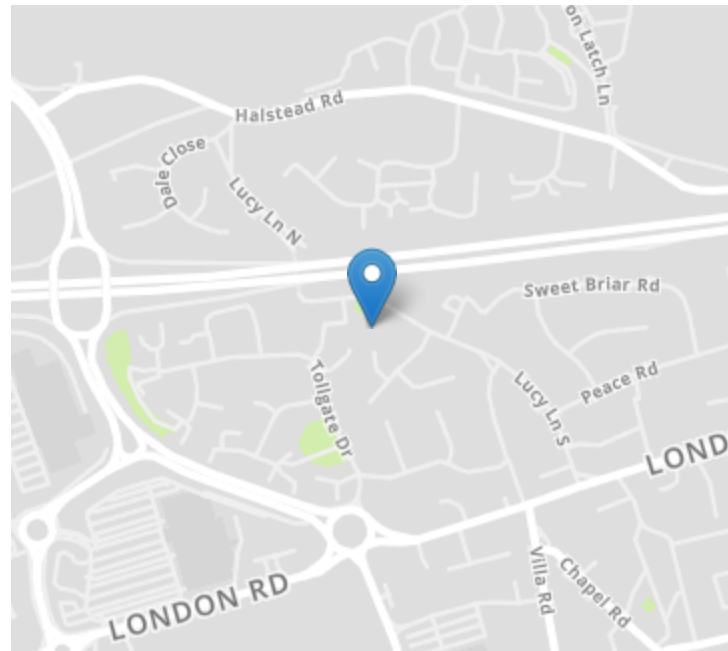
There is a maintenance charge and ground rent payable at a combined cost of £618.80, every six months. This payment contributes towards the building's insurance, upkeep of all communal areas, including generous gardens, green space and parking facilities. We do however advise that all interested parties confirm this information with their respective solicitors, at an early stage of their conveyance to avoid any discrepancy.

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.