



- Within Walking Distance To City Centre & Station
- Open Plan Living Area/Kitchen Leading Out To Private Balcony
- Two Generous Bedrooms With An En Suite To Master
- Modern Bathroom Suite
- Allocated Parking Space
- Within Striking Distance Of Abbey Fields
- Excellent Decorative Order Throughout
- Ideal For A First Time Buyer Or Working Professional

## 46 Whitworth House, Stable Road, Colchester, Colchester, Essex. CO2 7TL.

A stunning two bedroom apartment forming part of this highly sought after development, set adjacent to Abbey Fields and within walking distance of the Town Centre and Station. The property was constructed in 2017 to an excellent specification and features an array of stylish and spacious accommodation throughout. Highlights include two double bedrooms, two luxury bathrooms and a fabulous open plan kitchen/dining & living space with doors opening to a sizeable private balcony. Furthermore there is allocated parking and the property also enjoys the rare benefit of gas central heating. An ideal first time purchase or investment, viewing essential.





# Property Details.

## Second Floor

### Hallway

Main door into entrance hallway accessed by a secure entry telecom system, large storage cupboard, wood effect flooring, door to:

### Kitchen/Living Area



24' 7" x 9' 8" (7.49m x 2.95m) Wood effect flooring, radiator, range of modern high gloss effect units, integrated appliances, including fridge/freezer, inset electric oven with induction hob and dishwasher, spot lighting, door leading out to private balcony.

## Bedroom One



13' 6" x 10' 3" (4.11m x 3.12m) UPVC window to front aspect, radiator, door to:

## En Suite



Low level W.C, vanity wash basin, shower cubicle, heated towel rail.

# Property Details.

## Bedroom Two



13' 6" x 7' 4" (4.11m x 2.24m) UPVC window to front aspect, radiator.

## Bathroom



7' 2" x 6' 2" (2.18m x 1.88m) Low level W.C, vanity wash basin, panelled bath with shower over, radiator.

## Outside



Externally the property offers one allocated parking space and well maintained communal areas.

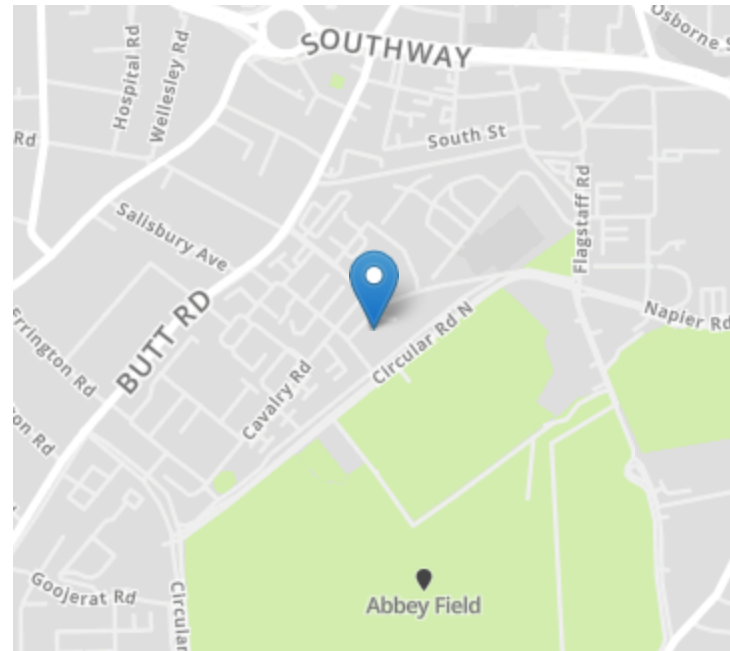
## Agents Notes & Lease Information


We have been advised that there is 900 year lease remaining, with a service charge of approximately £249.00 per calendar month with a annual ground rent charge of £250.00. We do however advise that all potential purchasers are to clarify this information with their solicitor.

# Property Details.

## Floorplans

## Location



(81-91)	<b>B</b>	<b>82</b>	<b>82</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

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.