



- Modern Ground Floor Apartment
- Two Bedrooms
- Underfloor Heating Throughout
- Contemporary Open Plan Kitchen-Diner
- Walking Distance Of Marks Tey Train Station
- Allocated Parking

## 11 Point Chase, Marks Tey, Colchester, Essex. CO6 1FN.

Conveniently located within walking distance to Marks Tey Train Station is this contemporary, recently built two bedroom ground floor apartment offered to a high specification throughout. This modern apartment boast underfloor heating throughout, an excellent open plan lounge/diner/kitchen with fitted appliances and patio doors giving access to the generously sized balcony area, two double bedrooms with built in wardrobes, modern three piece bathroom and one allocated parking space. Ideal for a first time buyer or as an investment, quick internal viewings are highly advised.



# Property Details.

## Ground Floor Apartment

### Communal Entrance

Telecom entry system and stairs to all floors.

### Entrance Hall

With tiled flooring and under floor heating under, doors to.

## Lounge/Kitchen/Diner



19' 2" x 15' 1" (5.84m x 4.60m) With double glazed windows to front and side, patio doors giving access to balcony, tiled floor with under floor heating.

Kitchen Area: a range of contemporary matching eye level and base units with worktops over, inset sink and drainer, integrated fridge/freezer, dishwasher and electric hob and oven.

# Property Details.

## Bedroom One



12' 9" x 10' 4" (3.89m x 3.15m) With double glazed window to rear, built in wardrobe.

## Bedroom Two



12' 9" x 8' 2" (3.89m x 2.49m) With double glazed window to rear. built in wardrobe.

## Bathroom



A modern bathroom suite with tiled flooring with under floor heating, part tiled walls, close coupled WC, wash hand basin, panelled bath with shower over.

## Balcony

A generous sized balcony offering ample space for outdoor furniture.

## Parking

One Allocated Parking Space.

## Lease Information

We have been advised by the current owner that there are 122 years remaining on the lease, service charge payable at £1000 per annum and ground rent of £250 per annum. However we do advised any perspective purchaser checks this information with their legal representative.

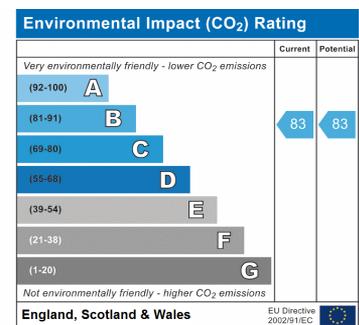
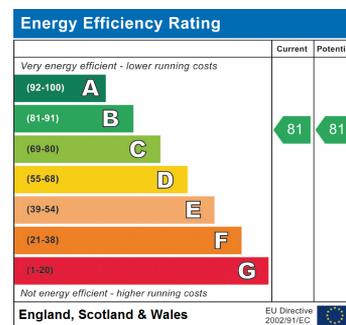
# Property Details.

## Floorplans

## 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.