



- Secure Underground Parking
- Well Presented And Maintained Throughout
- Open Plan Living Accommodation
- Within Close Proximity To Essex University And Hythe Train Station
- Direct Access To Balcony From Living Area
- Modern Fitted Kitchen With Integrated Appliances
- Contemporary Bathroom Suite
- Ideal First Time Purchase Or Investment Opportunity

9 Keel Point, Ship Wharf, Colchester, Essex. CO2 8YS.

A rare opportunity has arisen to acquire this well presented two bedroom apartment, set within a popular modern development in the Hythe, within close proximity of Essex University and a Mainline Station with links to London Liverpool Street. This stylish property is presented in good order and offers a fully array of key features, including a modern fitted kitchen with integrated appliances, a fully open plan living with direct access onto the balcony and two generous bedrooms. Further highlights of the fabulous property include an impressive reception hall, a contemporary bathroom and secure underground parking. There is also the added benefit of well maintained communal areas, with direct views over the River Colne, excellent for avid dog walkers alike.



Property Details.

First Floor

Hallway

Entrance door into hallway, secure entry telecom system, electric storage heater, door to:

Living Room/Kitchen/Dining Area



21' 2" x 13' 9" (6.45m x 4.19m) Fully open plan area with a full range of base and eye level units, cupboards and work surfaces, integrated appliances, UPVC window to side aspect, sliding doors to balcony, electric storage heaters. wood effect flooring.

Bedroom One



12' 6" x 9' 10" (3.81m x 3.00m) Window to rear aspect, electric storage heater, built in wardrobes.

Bedroom Two

11' 2" x 6' 11" (3.40m x 2.11m) Window to rear aspect, storage heater.

Bathroom



Low level W.C, panelled bath with shower over, radiator, extractor fan.

Outside

Surrounding the property offers well maintained communal areas with one allocated parking space.

Agents Notes & Lease Information

We have been advised by the current seller that there is 113 years remaining on the lease with a service charge of approximately £1000 per annum, with a ground rent charge of £350 per annum. We do however advise all perspective purchasers to clarify this with their chosen solicitor.