



**27 Sargent Street, Colchester. CO2 7GR.**

Presenting a stylish first floor apartment in Sargent Street, a contemporary gem nestled in a prime location near Colchester's historic City centre. This modern and stylish first-floor apartment boasts a sleek design, featuring two double bedrooms and a wealth of generously proportioned living spaces. Embracing a lifestyle of comfort and convenience, this apartment offers swift access to the City's railway station, providing direct links to London Liverpool Street—a boon for both commuters and explorers alike. The local landscape is adorned with a range of esteemed schools, shops, and amenities, placing all necessities within effortless reach.

- En-Suite Shower Room To The Master Bedroom
- Close To Many Local Schools, Shops & Amenities
- Good Sized & Contemporary Two Bedroom First Floor Apartment
- Extremely Well Presented Accommodation
- Short Walking Distance To The City Centre & Train Station
- Allocated Parking Space With Visitors Parking
- Well Maintained Communal Areas
- No Onward Chain





# Property Details.

## First Floor

### Communal Entrance Hallway

External door accessed by and entry telecom system with stairs leading to the first floor.

### Hallway

Main entrance door into hallway, inset storage cupboards, door leading to:

### Living Room/Dining Room/Kitchen



19' 8" x 18' 2" (5.99m x 5.54m) Modern fitted kitchen with full range of high gloss eye level units, cupboards and work surfaces, integrated appliances, wood effect Amtico flooring, electric induction hob with electric oven, stainless steel splash back. Spacious living room/dining room, UPVC sash windows to side and rear aspect with further large bay window.

## Master Bedroom



15' 7" x 14' 2" (4.75m x 4.32m) UPVC Sash windows to side and rear aspect, radiator, door to En Suite:

### En Suite



Low level W.C, shower cubicle, vanity wash basin, extractor fan.

# Property Details.

## Bedroom Two



10' 6" x 10' 2" (3.20m x 3.10m) UPVC Sash windows to side aspect, radiator, radiator, built in wardrobes.

## Bathroom



13' 6" x 6' 9" (4.11m x 2.06m) Panelled bath with shower attached, low level W.C, obscured window to side aspect, vanity wash hand basin, extractor fan, heated towel rail.

## Outside



Externally, there is allocated parking along with additional visitor spaces

## Agents Notes & Lease Information

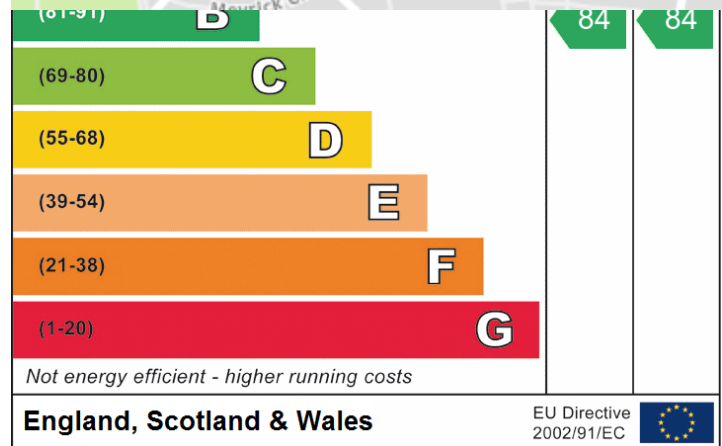
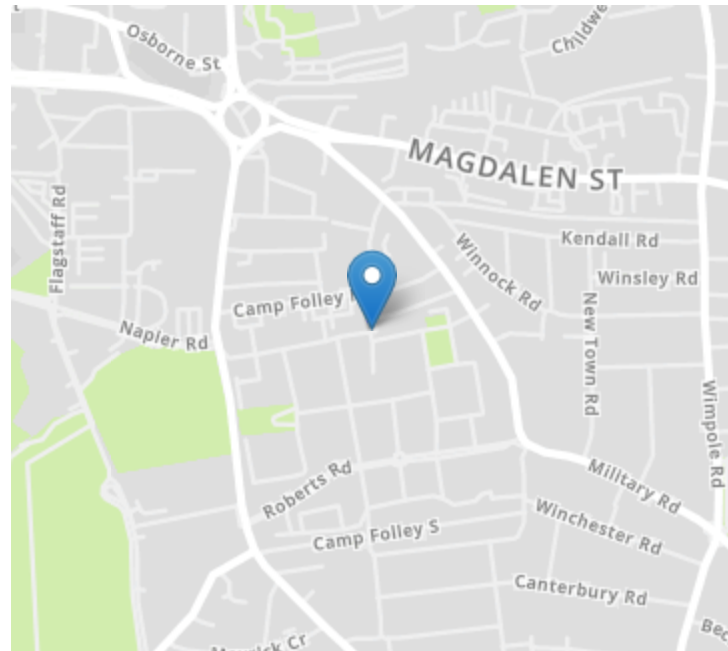
We have been advised by the current vendor that there is a lease length remaining of 118 years remaining with a Service charge: £118pcm and a Ground Rent: £250pa. We do however advise all perspective buyers are to clarify this with their chosen solicitor.

# 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.