



- Spacious Ground Floor Apartment
- Generous Master Bedroom With Built In Wardrobe
- One Allocated Parking Space
- Hythe & City Station Access
- Modern Throughout
- Well Maintained Communal Gardens

## 171 Albany Gardens, Colchester, Essex. CO2 8HQ.

**\*\*Guide Price £150,000-£160,000\*\*** Located on the East Side of Colchester is this well presented, spacious ground floor one bedroom apartment. This generous apartment offers an abundance of key features throughout, including high ceilings, spacious living accommodation and a generous master bedroom. The accommodation comprises of an entrance hall, spacious open plan lounge/dining room, separate modern kitchen, family bathroom and a large master bedroom. Externally the apartment benefits from allocated parking. The Hythe is a former industrial area to the south of Colchester located on the banks of the River Colne. It was a busy port and shipbuilding area. Today the area is being developed with residential accommodation, shops and restaurants. Among the post industrial landscape and warehouses you'll find a few picturesque highlights and several spots of historical interest. It is serviced by a small branch line railway station called Hythe Colchester which is the closest station to the nearby University of Essex.





# Property Details.

## Ground Floor

### Hallway

Telephone entry system, storage cupboard, cupboard housing hot water tank, electric storage heater.

### Living Room



20' 11" x 10' 05" (6.38m x 3.18m) Windows to rear aspect, electric radiators, door leading to:

### Kitchen



11' 6" x 6' 5" (3.51m x 1.96m) Full range of base and eye level units, cupboards and work surfaces, integrated appliances, induction hob with electric fan assisted oven, spot lighting.

## Master Bedroom



11' 4" x 10' 0" (3.45m x 3.05m) Windows to rear aspect, built in wardrobes, electric radiator.

## Bathroom



Complete suite comprising of bath with shower over, pedestal wash hand basin, W/C, heated towel rail, tiled floor.

# Property Details.

## Outside



To the rear offers one allocated parking space along with well maintained communal areas.

## Agents Notes & Lease Information



We have been advised by the seller there is 155 years remaining on the lease from the 1st January 2004.

Charges: Ground Rent annual £300,

Service Charge annual £1400

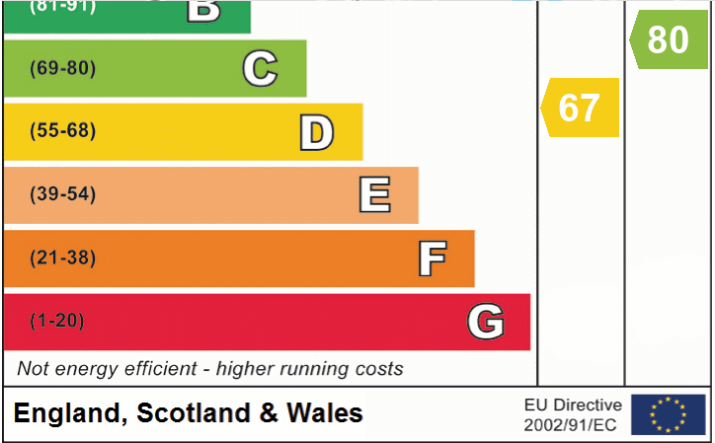
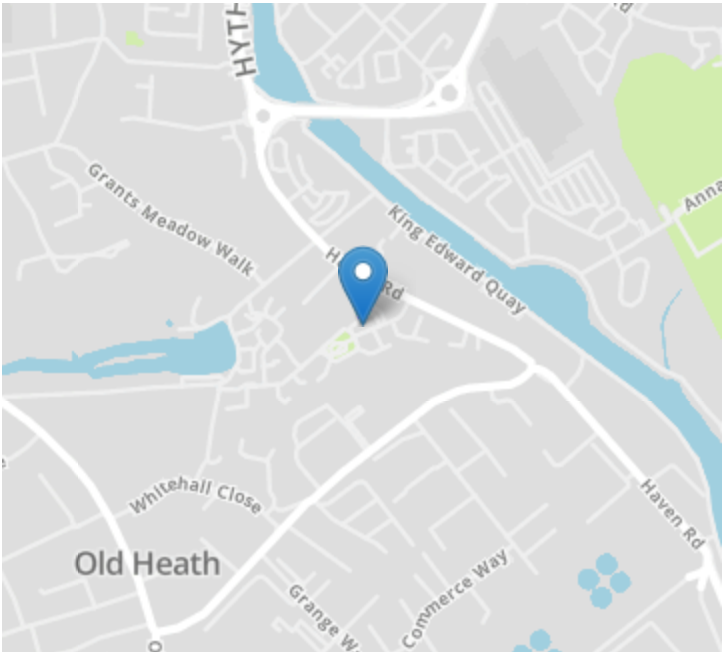
However we advise all prospective purchasers to check lease details with their legal representative.

# 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.