



- Entrance Hall With Storage
- Two Spacious Bedrooms
- Tiled Bathroom Suite
- Well Proportioned Living Room
- Well Maintained Fitted Kitchen With Space For Freestanding Appliances
- Study Space/Additional Dining Area
- Allocated Parking Under Private Car Port For One Vehicle
- No Chain

38 Hanbury Gardens, Highwoods, Colchester, Essex. CO4 9TS.

Situated in a peaceful apartment block & to the North of Colchester is this deceptive & spacious two bedroom apartment. With secure telephone entry system, allowing you access to well maintained communal areas, this apartment can be found on the first floor. The apartment commences with a welcoming entrance hall with the added benefit of a large built in storage cupboard, with doors leading to further rooms. There is a large master bedroom with a built in wardrobe with a retractable mirror front door. The second bedroom is one of a good size and there is a tiled family bathroom suite.



Property Details.

First Floor Apartment

Entrance Hall

3' 6" x 8' 1" (1.07m x 2.46m) Wood effect laminate flooring, 'economy seven' heater, consumer unit, entrance door to front aspect, built in storage cupboard, cupboard housing immersion tank, doors to:

Family Bathroom



7' 0" x 5' 7" (2.13m x 1.70m) Mosaic vinyl flooring, W.C, panel (spa) bath with shower over and shower curtain, W.C, tiled walls throughout, sash obscure window to rear aspect, vanity wash hand basin, wall mounted heater, wall mounted mirror with strip light above

Master Bedroom



9' 7" x 12' 1" (2.92m x 3.68m) x2 sash windows to front aspect, built in wardrobes with retractable mirror fronted door

Bedroom Two



6' 9" x 9' 11" (2.06m x 3.02m) Sash window to rear aspect, 'economy seven' heater

Living Room



17' 0" x 15' 5" (5.18m x 4.70m) Sash window to rear aspect (x2), communication input/output points, wall mounted heater, open plan/archway to:

Property Details.

Study Space/Additional Dining Area



6' 2" x 7' 2" (1.88m x 2.18m) Sash window to front aspect (x2), wall mounted heater, wood effect laminate floor

Kitchen



7' 11" x 7' 11" (2.41m x 2.41m) Fitted kitchen comprising of fitted base and eye level units with roll top working surfaces over, inset electric fan assisted oven & grill, inset four ring electric hob with extractor fan over, inset stainless steel sink, drainer with mixer tap over, space for freestanding appliances and under counter appliances, sash window to rear aspect

Parking & Communal Areas



The property is accessed by secure communal telecom entry system. The communal greens are able to be used for the use of residents at their own will. There is the added benefit of secure allocated parking for one vehicle, under a private car port. There is also a secure refuse area.

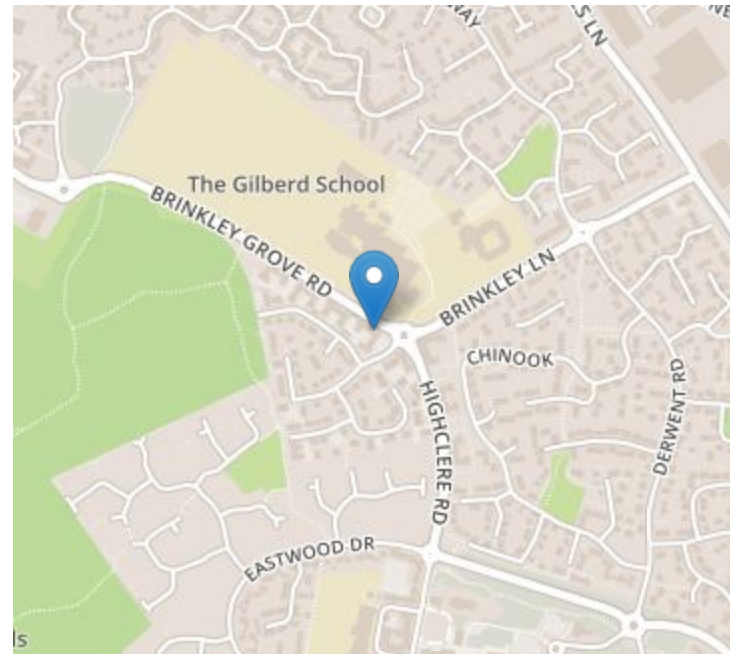
Lease Information

We have been informed by the current vendors that this property is offered on a leasehold basis, with the lease commencing from 20/06/1989 with 999 years from new. The lease remaining is therefore approximately 968 years remaining. The service charge is payable at a very reasonable £74.43p & the ground rent payable is 'peppercorn'/£1 per annum. We do however advise that any interested parties confirm this information with their legal representative at an early stage of their conveyance.

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.