



- Within Close Proximity To A12 & Tollgate Retail Park
- Internal Viewings Are Highly Advised To Appreciate All On Offer
- Well Presented And Maintained Throughout
- An Excellent Example Of Two Bedroom Apartment
- Open Plan Living Room/Dining Area & Kitchen
- En Suite To Master Bedroom & Separate Bathroom Suite
- Two Generous Bedrooms
- Off Road Parking For Multiple Vehicles

4 Allingham Court, King Coel Road, Colchester, Colchester, Essex. CO3 9AQ.

** Guide Price £170,000 to £180,000 ** An exciting opportunity to acquire an excellent two bedroom apartment in the popular area of Lexden, within easy access of the A12/A120 corridor to London, as well as with good access to Colchester city's mainline station and Marks Tey Station, offering fast connection links to London Liverpool Street Station - ideal for the working professional and commuter. It is also within easy walking distance of both Stanway Primary and Secondary School, recently both rated 'Good' by Ofsted and therefore one of the city's most popular choices of education. It is also within moments of the ever expanding Tollgate Retail Park - home to an array of shops, restaurants and leisure facilities.



Call to view 01206 576999



Property Details.

First Floor

Hallway

17' 11" x 8' 1" (5.46m x 2.46m) Main entrance door into communal hallway accessed via entry telecom system with stairs leading to first floor, into apartment entrance hall, door leading to:

Living Room/Kitchen/Dining Area



18' 10" x 9' 5" (5.74m x 2.87m) Range of modern fitted units, cupboards and work surfaces, stainless sink/drain, Velux window, electric oven with induction hob, tiled flooring, tiled splash back, space for appliances, UPVC window to front aspect, radiator.

Bedroom One



16' 5" x 9' 5" (5.00m x 2.87m) UPVC window to front aspect, radiator, built in wardrobes, door to:

En Suite



9' 5" x 2' 8" (2.87m x 0.81m) Low level W.C, shower cubicle, chrome heated towel rail, tiled walls and flooring.

Property Details.

Bedroom Two



12' 5" x 8' 1" (3.78m x 2.46m) Velux window to rear aspect, radiator, inset storage cupboard.

Bathroom



8' 7" x 4' 7" (2.62m x 1.40m) Low level W.C, vanity wash basin, panelled bath with shower attached, towel rail.

Outside



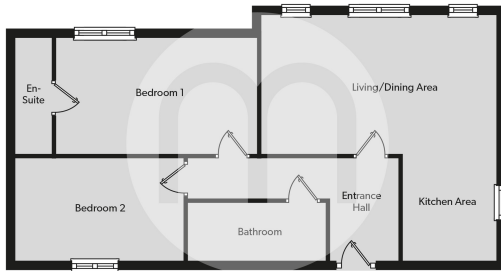
Externally the property benefits from off road parking with space for multiple vehicles and secure building access via the intercom system.

Agents Notes & Lease Information

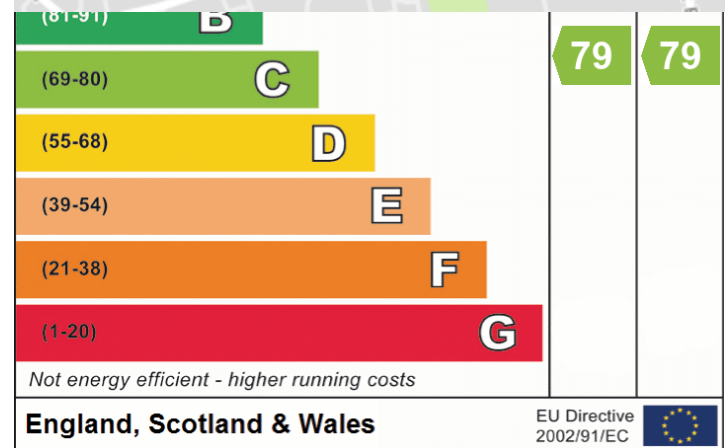
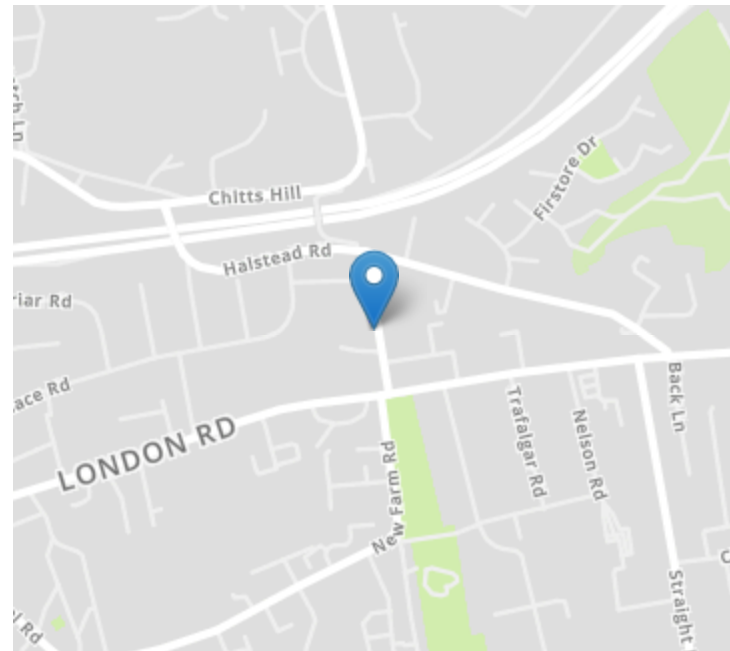
We have been informed by the current seller that there is currently 109 years remaining on the current lease with a service charge of £2460.00 Per Annum and a ground rent of £150.00 PA with clause increasing this by £100 every 25 years. We do however advise to any buyer that this information is clarified by 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.