



- No onward chain
- Modernised Top Floor Apartment
- Ideal First Time Buy / Investment
- One Double Bedroom With Fitted Wardrobes
- Contemporary Bathroom Suite
- Bay Window To Living Room
- Long Lease Remaining
- Allocated Parking & Communal Gardens

47 Grantchester Court, Bignell Croft, Highwoods, Colchester, Essex. CO4 9TX.

A spacious one bedroom, top floor apartment located in Highwoods to the north of Colchester with excellent access to the A12, North Train Station, local supermarket Tesco and woodland walks at Highwoods Country Park. The current owner has refurbished this apartment to a high standard which includes new double glazed windows throughout and a contemporary bathroom suite. Internally there is a spacious lounge/diner with a bay window which is open plan to the fitted kitchen area which has a large built in storage cupboard and space for appliances. The double bedroom boasts a fitted cupboard and built in sliding wardrobes.



Property Details.

Second Floor

Entrance Hall

Loft access and doors to:

Living/Dining Room



13' 0" x 11' 0" (3.96m x 3.35m) UPVC bay window to front, wood effect flooring, TV point, opening to:

Kitchen



8' 4" x 7' 4" (2.54m x 2.24m) UPVC window to front, range of base and eye level units with work surface over, inset stainless steel sink unit with tap and drainer, tiled splash backs, space for appliances, built in storage.

Bedroom One



9' 9" x 9' 8" (2.97m x 2.95m) UPVC window to side, built in wardrobes.

Property Details.

Bathroom



Newly fitted modern bathroom suite with tiled floor and walls, paneled bath with tiled splash backs and shower over, Pedestal wash hand basin and close coupled WC.

Outside And Parking



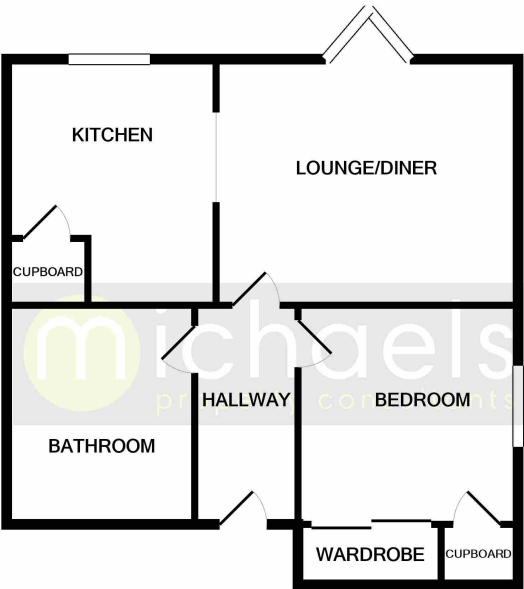
This property benefits from one allocated parking space and communal gardens.

Lease Information

We have been advised by the current owner that there is 960 years on lease, a service charge of £880pa and no ground rent payable, however we do advised any perspective purchaser checks this information with their legal representative.

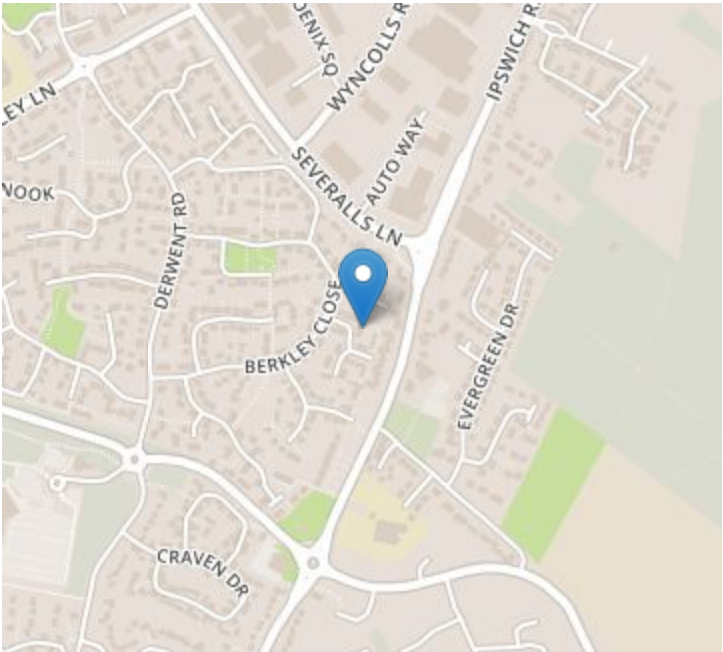
Property Details.

Floorplans

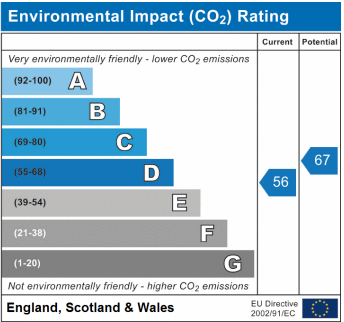
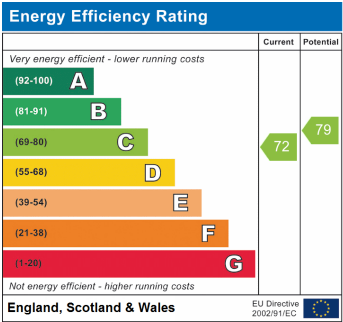


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.

