



- Three Bedroom Second Floor Apartment
- En-Suite To Master
- Lounge/Diner
- Fitted Kitchen
- Balcony
- Allocated Parking
- Close To The Colchester General Hospital And North Station

## 8 Wallace Road, Colchester, Essex. CO4 5GP.

Ideal for the working professional or an investment buyer, this spacious three bedroom second floor apartment forms part of this popular modern development, being set within striking distance of North Station and Colchester General Hospital. Offering three bedrooms with an ensuite to master, spacious lounge/diner, kitchen, family bathroom and a balcony. Outside there is one allocated parking space. Call us now to view



Call to view 01206 576999



# Property Details.

## Second Floor

### Communal Entrance

Communal entrance to the rear, intercom entry system, stairs rising to

### Entrance Hall

Intercom telephone, radiator, airing cupboard, doors to:

### Kitchen



9' 8" x 6' 1" (2.95m x 1.85m) With window to front, radiator, a range of wall and base units with worktop over, tiled splashbacks, inset sink and drainer, cooker with gas hob and extractor over, space for appliances. Lounge

### Lounge/Diner



14' 10" x 11' 9" (4.52m x 3.58m) With window to rear, door to balcony, radiator.

### Bathroom



Window to front, radiator, tiled flooring, part tiled walls, panelled bath with shower attachment, closed coupled WC, wash hand vanity basin, shaver point, extractor.

### Bedroom Three



9' 10" x 6' 3" (3.00m x 1.91m) With window to front and radiator.

# Property Details.

## Bedroom Two



10' 10" x 9' 11" (3.30m x 3.02m) With sliding doors to balcony, radiator.

## Bedroom One



15' 9" x 12' 6" (4.80m x 3.81m) With window to front, double doors to front with Juliet balcony, radiator, door to:

## En-Suite



Radiator, tiled flooring, part tiled walls, shower cubicle, wash hand vanity basin, closed coupled WC, shaver point, extractor.

## Outside



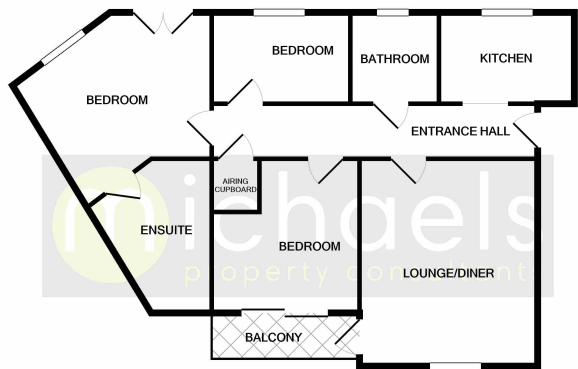
Bin store and one allocated parking space

## Leasehold Information

Our clients also informs us that ground rent is currently payable at £168 per annum and maintenance charges are payable at £1064 per annum. We would however naturally advise any interested party to verify this information via their solicitor.

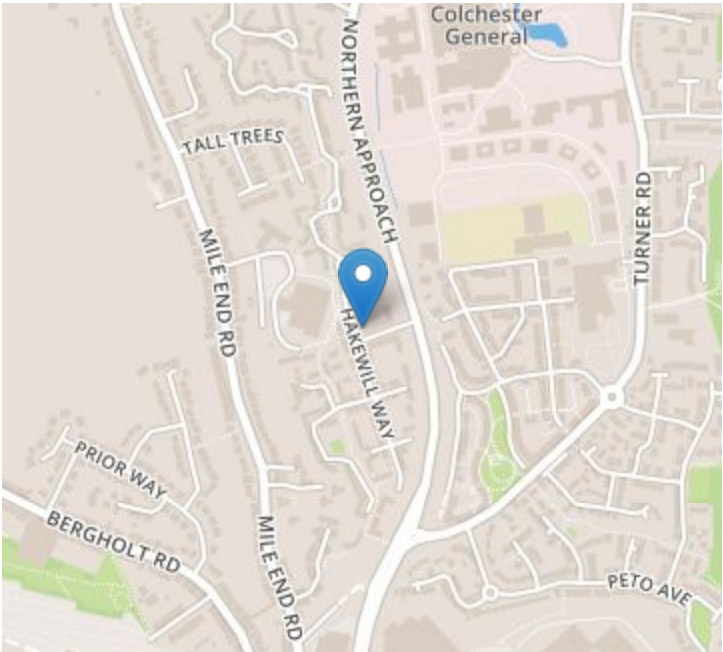
# Property Details.

## Floorplans

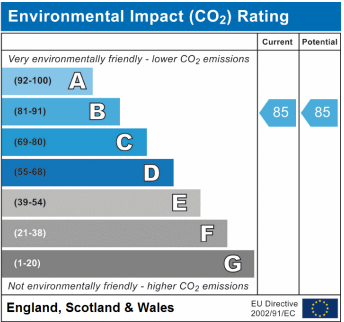
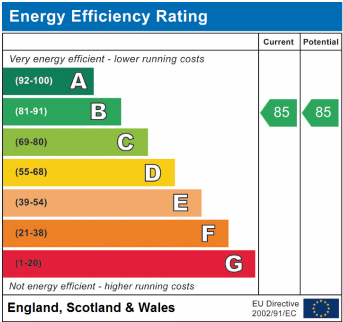


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.