



- Cash Buyers Only
- Two Bedroom Ground Floor Apartment
- Two Well Proportioned Bedrooms
- Communal Gardens For Use Of Residents
- Fitted Kitchen
- Tiled Bathroom
- Benefiting From Double Glazing
- Spacious Reception Room
- Would Benefit From Improvement & Upgrades Throughout
- Offered With No Onward Chain

Flat 8 Meadowbrook Court, Brook Street, Colchester, Essex. CO1 2UY.

****Cash Buyers Only**** Meadowbrook Court is a small cluster of spacious apartments, situated within the heart of Colchester's City centre and within moments to an array of shops, amenities and public transport. Offered to market with no onward chain and requiring modernisation and improvement throughout, accommodation comprises of; an entrance hall, fitted kitchen, reception room, tiled bathroom suite and two well-proportioned bedrooms. This apartment also benefits from double glazing and spacious communal gardens. Parking is available for both residents and visitors alike.



Property Details.

Ground Floor

Entrance Hall

Entrance door, storage cupboard, door to:

Reception Room



14' 8" x 12' 6" (4.47m x 3.81m) Wall mounted heater, UPVC window to rear aspect, door to communal gardens, communication points

Kitchen



13' 2" x 6' 9" (4.01m x 2.06m) UPVC window to front aspect, a variety of base and eye level fitted units with work surfaces over, space under for appliances, inset stainless sink, drainer and mixer tap over, tiled splash back

Master Bedroom



9' 6" x 9' 5" (2.90m x 2.87m) Wall mounted heater, UPVC window to rear aspect

Bedroom Two



9' 6" x 8' 7" (2.90m x 2.62m) UPVC window to front aspect, storage cupboard

Property Details.

Family Bathroom



6' 8" x 6' 2" (2.03m x 1.88m) W.C, panelled bath with shower attachment over and screen, vanity wash hand basin unit, tiled walls, UPVC window

Outside, Garden & Parking



As mentioned above, this property benefits from a garden from the reception room, to well maintained communal gardens. Parking is available for both residents and visitors alike.

Leasehold Information

We have been advised by our sellers that approximately 66 years remain on the lease of the property. The property would benefit greatly from a lease extension. The seller has made tentative enquiries with the freeholder regarding a lease extension and we would welcome any questions and queries any prospective purchase may have.

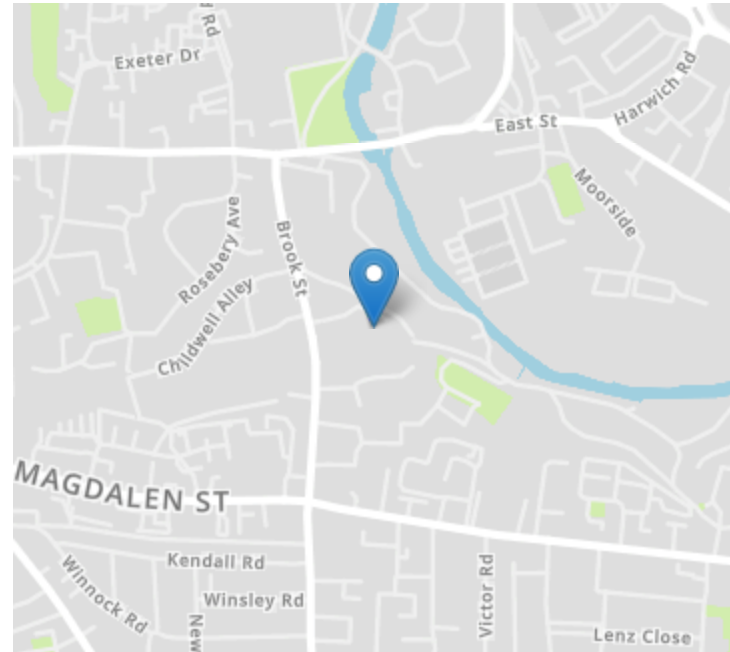
A service charge is payable at approximately £1200 per annum and ground rent is payable at approximately £150 per annum.

We do strongly advise that all interested parties confirm the above information with their respective solicitors, at an early stage of their conveyance, avoiding any discrepancy.

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.