




- A Much Improved & Upgraded Ground Floor Apartment
- En Suite To Master Bedroom & Separate Bathroom Suite
- Two Allocated Parking Spaces
- Two Sizeable Bedrooms
- Close Proximity To Colchester's North Station, Offering Direct Links To London Liverpool Street Station & Colchester's General Hospital
- Bespoke Fitted Kitchen With Built In Appliances
- Direct Access To Communal Garden
- Located In The Popular Mile End District
- Fully Open Plan Kitchen/Dining Area/Living Space
- Welcoming Entrance Hall & Secure Entry System

## 10 Inspiration Avenue, Colchester, Essex. CO4 6DW.

Occupying a pleasant position in the sought after Mile End district to the North of Colchester, set back from the road and within close proximity of Colchester's North Station (offering direct links to London Liverpool Street Station), General Hospital & A12/A120, makes this ideal home perfect for any working professional and first time buyer. We are privileged with instructions to present to the market this exceptionally well presented, two bedroom ground floor apartment.



Call to view 01206 576999 



# Property Details.

## Ground Floor

### Hallway

Main entrance door into hallway, UPVC window to side aspect, two large storage cupboards, karndean flooring throughout.

### Living Room/Kitchen/Dining Area



22' 5" x 11' 6" (6.83m x 3.51m) UPVC window to front aspect, French doors leading to communal garden, full range of high specification units, cupboards and work surfaces, integrated appliances, four ring gas oven with electric oven, radiators.

## Bathroom



6' 8" x 6' 3" (2.03m x 1.91m) Low level W,C, panelled bath with partly tiled walls, fully tiled flooring, UPVC obscured window to rear aspect, vanity unit with mixer taps, extractor fan, radiator.

## Master Bedroom



12' 9" x 9' 5" (3.89m x 2.87m) UPVC window to side aspect, radiator, door to en suite:

# Property Details.

## En Suite



Low level W.C, radiator, vanity wash unit, shower cubicle, tiled walls and flooring, extractor fan.

## Bedroom Two



10' 2" x 9' 4" (3.10m x 2.84m) UPVC window to front aspect, radiator.

## Outside



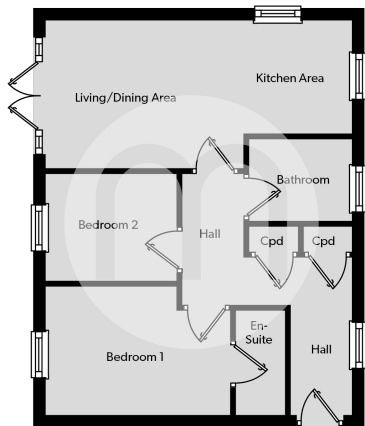
To the rear of the property offers two allocated parking spaces which is accessed via a car port entrance. Communal areas can be accessed to the front and rear of the block.

## Agents Notes & Lease Information

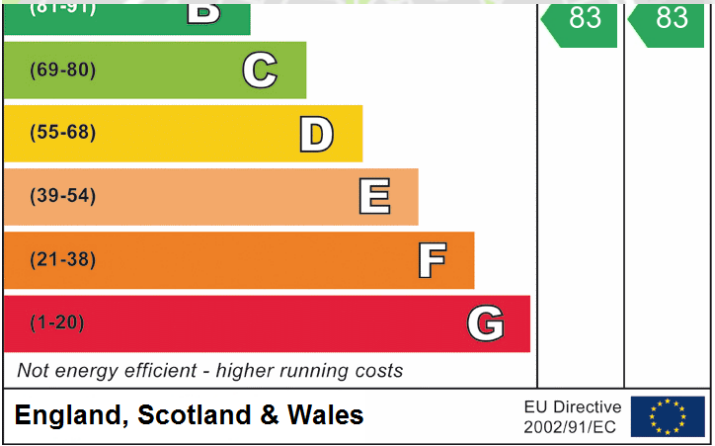
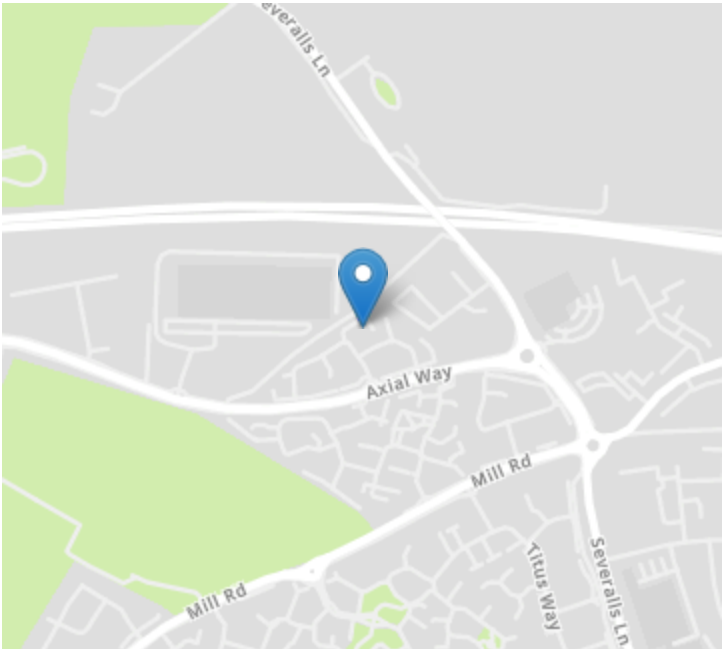
We have been informed by the current owners that there is 125 years remaining on the lease from 2018 with an annual service charge of approximately of £1 200 and a ground rent of £1 80 paid per annum. We do of course advise any perspective purchaser to check this with their chosen solicitor.

# 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.