



- Stunning Two Bedroom Apartment
- Only Property To Occupy The Top Floor In This Sought After Development
- Striking distance of North Station
- Two Double Bedrooms
- Dressing Room & Ensuite To Master
- Fabulous Open Plan Kitchen/Dining & Living Space
- Allocated Parking
- No Chain

**39 Woods Court, Propelair Way,
Colchester, Essex. CO4 5YR.**

A stunning two bedroom apartment, being the only property to reside on the top floor of this superb development set within striking distance of North Station. Rare in its design, this fabulous property boasts an array of stylish and spacious accommodation throughout including two double bedrooms, a dressing room an en-suite to master, contemporary bathrooms and a beautiful open plan living/dining & kitchen space. Offered with no onward chain, the property would make an ideal investment or home for the working professional - Viewing essential.



Property Details.

Second Floor

Entrance Hall

Entrance door, wall mounted electric heater, airing cupboard, built in double storage cupboard with an array of fitted shelving, loft hatch and doors to:

Bedroom One



15' 5" x 11' 0" (4.70m x 3.35m) UPVC window to rear, wall mounted electric heater and opening to:

Dressing Room



8' 1" x 5' 4" (2.46m x 1.63m) Electric heater, inset spotlights and door to:

En-Suite



Pedestal hand wash basin, low level WC, walk in double shower cubicle with fully tiled splash backs and integrated mixer shower, inset spotlights, heated towel rail, extractor fan and tiled flooring.

Bedroom Two



11' 4" x 10' 8" (3.45m x 3.25m) UPVC window to rear and wall mounted electric heater.

Property Details.

Bathroom



Tiled flooring, heated towel rail, low level WC, pedestal hand wash basin, panel bath with tiled splash back, inset spotlights, extractor fan.

Open Plan Living/Dining & Kitchen Space



Comprising of:

Living Area



17' 5" max x 15' 6" (5.31m x 4.72m) UPVC window to rear, two wall mounted electric heaters and open plan to:

Kitchen Area



10' 8" x 8' 8" (3.25m x 2.64m) UPVC window to rear, range of contemporary fitted base units, roll top work surfaces to the side and matching wall mounted eye level units over, built in stainless steel electric oven and ceramic hob with extractor hood above and stainless steel splash back, built in fridge/freezer, washer/dryer and dishwasher, inset one and a half sink unit with right hand drainer, inset spotlights and tiled flooring.

Outside

As previously mentioned the property benefits from being the only apartment on the top floor of the building and therefore has a very private feeling communal landing space. Outside there are attractive communal gardens, allocated parking plus visitors parking, in addition the property sits within close proximity to North Station and there is a man made walkway leading directly from the apartment block with a two minute stroll to the Station itself.

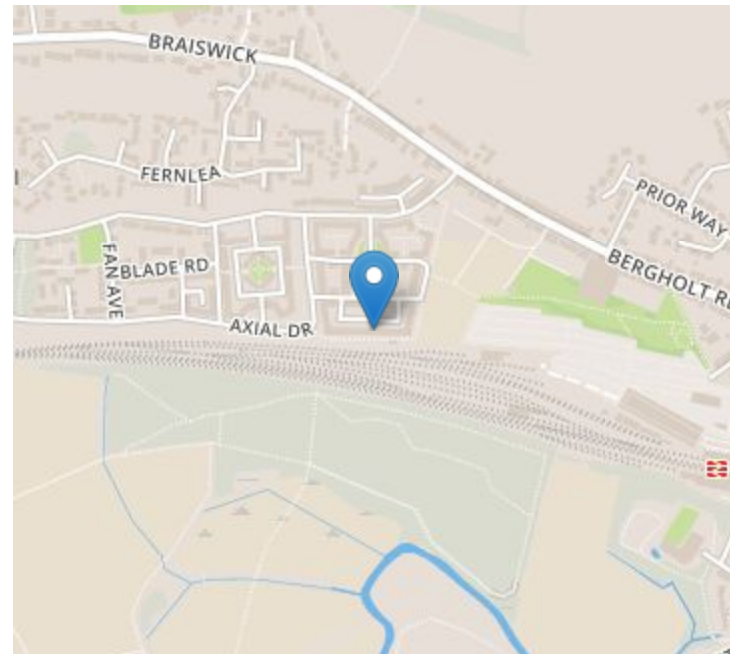
Lease

The property is offered on a leasehold basis and we understand that a 125 year lease was issued from new in 2007. Our client advises us that service charges are payable at £980 per annum and ground rent is payable at £200 per annum. We would however advise that any interested party seeks confirmation of this information via their solicitor.

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.