



- Positioned In The Heart Of Colchester's Historical City Centre
- Two Double Bedrooms
- Recently Fitted Kitchen With Space For Appliances
- Presenting Itself As An Ideal First Time Purchase Or Investment Opportunity
- Offered To Market With No Onward Chain!
- Spacious Two Bedroom First Floor Apartment
- A Popular Apartment Block Within Moments Of An Array Of Shops & Amenities
- Focal Open Plan Kitchen-Living Area
- Modern Family Bathroom Suite

Flat 8, 22-30 Southway, Colchester, Essex. CO2 7BA.

****Guide Price £175,000 - £185,000**** Crown House offers contemporary, modern apartment living and is set within the heart of Colchester's historic, exciting and vibrant city centre. This well-proportioned two bedroom apartment occupies the first floor of this excellent apartment block and also comes complete with one allocated parking space. Within striking distance of the city centre and therefore within easy reach of; an array of shops, independent boutiques, restaurants and bars - it offers city centre living to a very high standard.



Call to view 01206 576999



Property Details.

First Floor

Hallway

Entrance door, telephone entry system, inset storage cupboard, doors and access to:

Living Room/Kitchen Area



17' 6" x 12' 4" (5.33m x 3.76m) Large & oversized window to rear aspect, a modern fitted matte finish kitchen comprising of a range of fitted base and eye level units with wood effect worksurfaces and upstands, grey tone brick splashback, inset hob with extractor fan over, inset oven & grill, integrated fridge/freezer, inset sink, drainer and mixer tap over, radiator.

Property Details.

Master Bedroom



10' 4" x 9' 4" (3.15m x 2.84m) Large UPVC windows to rear aspect, radiator.

Bedroom Two



11' 7" x 7' 1" (3.53m x 2.16m) Large UPVC window to rear aspect, radiator.

Bathroom



6' 2" x 5' 9" (1.88m x 1.75m) Panelled bath with shower over, low level W.C, vanity wash unit, extractor fan, radiator.

Agents Notes & Lease Information

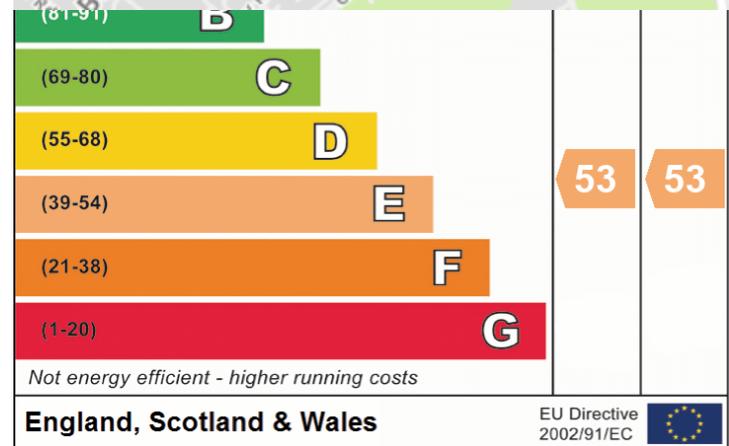
We have been advised by the sellers that the lease term was offered on the basis of 125 Years From 1 August 2014, with approximately 115 years remaining on the lease. An approximate annual ground rent is payable at £300 per annum and a reasonable maintenance fee of approximately £1520 per annum.

The above information is provided in good faith by the current occupiers, but we strongly advise all interest parties to confirm this information with their respective solicitor at an early stage of their conveyance, to prevent any discrepancy.

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.