



- A Fine Example Of A Two Bedroom First Floor Apartment
- One Allocated Parking Space
- Upgraded & Improved Throughout
- Modern Bathroom Suite
- Fully Open Plan Living Room/Dining Area/Kitchen
- Two Well Proportioned Bedrooms
- Within Close Proximity To Transport Links & Amenities
- Popular Shrub End Location
- Viewings Advised

Flat 10 Vicarage Court, Shrub End Road, Colchester, Essex. CO3 4RP.

****Guide Price £170,000 - £180,000**** A superb opportunity to purchase this charming two bedroom first floor apartment, nestled in a convenient location with easy access to transport links. Internally the property boasts an abundance of modern and spacious key features, including a fully open plan living room/dining area/kitchen, the ideal family space, perfect for entertaining or dining. This apartment is suited for a variety of prospective buyers, such as a first time buyers, working professionals or retired couples.



Property Details.

First Floor

Hallway

Communal door into lobby area, stairs leading to first floor, door into hallway, secure entry telecom system, electric storage heaters, storage cupboard, door into:

Living Room/Dining Area/Kitchen



19' 10" x 12' 8" (6.05m x 3.86m) UPVC window to front aspect, electric radiator, wood effect flooring, wall lighting.

Kitchen



8' 1" x 6' 11" (2.46m x 2.11m) Tiled kitchen floor, range of base and eye level units, cupboards and work surfaces, integrated appliances, spot lighting, electric induction hob with electric fan assisted oven, tiled splash black with extractor fan above.

Master Bedroom



11' 1" x 10' 3" (3.38m x 3.12m) UPVC window to rear aspect, radiator.

Property Details.

Bedroom Two



11' 0" x 7' 5" (3.96m x 2.26m) UPVC window to front aspect, electric radiator.

Bathroom



6' 8" x 5' 8" (2.03m x 1.73m) Modern fitted family bathroom suite, low level W.C, panelled bath with shower attached, tiled flooring and walls, wall mounted radiator.

Outside



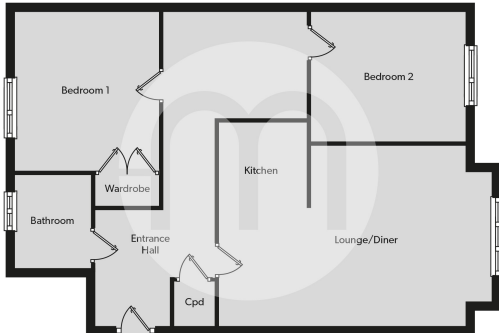
Outside the property offers one allocated parking space along with well maintained communal areas to be enjoyed by the residents.

Agents Notes & Lease Information

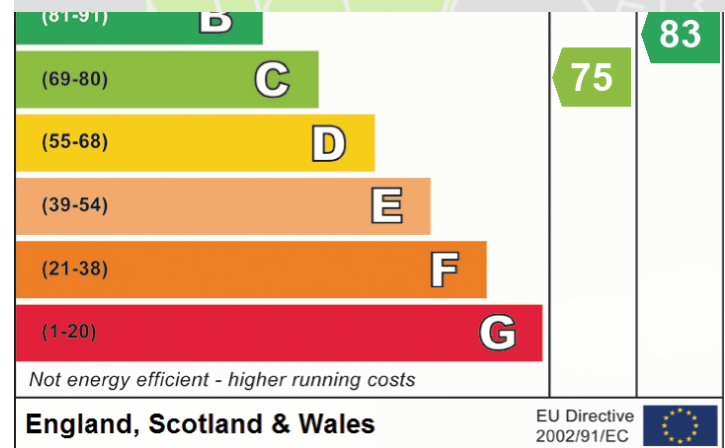
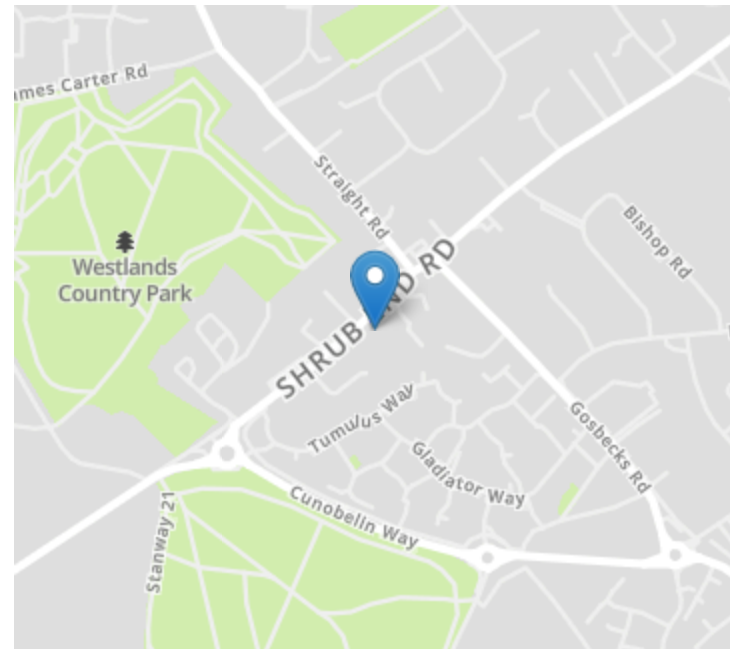
We have been advised by current seller that there is currently 107 years remaining on the lease with a service charge of approximately £155.81 per month and a ground rent of £250 per annum.

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.