

- Allocated Parking
- Well Presented Throughout
- Generous Bedrooms & Living Space Throughout
- Within Striking Distance Of An Array Of Amenities, Hospital & North Station
- Private First Floor Balcony & Juliette Balcony
- Four Piece Bathroom Suite
- Built In Wardrobes
- Secure Entry Telephone System
- Excellent Example Of A Two Bedroom First Floor Apartment

20 Turbine Road, Colchester, Essex. CO4 5ZW.

An exciting opportunity has arisen to purchase this spacious, first floor, two bedroom apartment situated within minutes of Colchester's North Station. Ideal for the commuter & working professional, this apartment features a welcoming entrance hall with sufficient storage, two large double bedrooms & a four piece tiled bathroom suite. In addition, there is a generous size living room with French doors leading out on to its very own private balcony, enclosed by cast iron railings. This design of apartment is particularly favourable, with the separate kitchen from living room design. The master bedroom features built in mirror front wardrobes and comes complete with Juliet balcony to the rear. With allocated parking to the rear of the property for one vehicle & offered with no onward chain, it would make the ideal first time purchase or investment. Early viewing is advised.



Call to view 01206 576999



Property Details.

First Floor

Hallway

14' 1" x 3' 8" (4.29m x 1.12m) Entrance door to front aspect, secure telephone entry system, large storage cupboard, airing cupboard containing pressurised cylinder system, wall mounted electric heater, further doors to:

Living Room/Dining Area



15' 7" x 13' 2" (4.75m x 4.01m) UPVC window to front aspect & UPVC French doors to front aspect (leading to private balcony), electric wall mounted heater, television ariel point & telephone point, inset spotlights

Kitchen



8' 6" x 7' 8" (2.59m x 2.34m) Vinyl floor, variety of modern fitted base and eye level with roll top working surfaces over, inset four ring electric hob with extractor fan over, inset electric fan assisted oven and grill, space for washing machine, fridge/freezer, inset stainless steel sink, drainer with tap over, inset spotlights, UPVC window to rear aspect

Bathroom



W.C, wash hand basin, walk in shower cubicle, panel bath, UPVC window to rear aspect, wall mounted towel rail

Property Details.

Master Bedroom



12' 1" x 10' 9" (3.68m x 3.28m) UPVC french doors to rear aspect (Juliet Balcony), inset mirror fronted wardrobes, electric wall mounted heater

Bedroom Two



12' 7" x 9' 8" (3.84m x 2.95m) UPVC window to front aspect, electric wall mounted heater

Outside



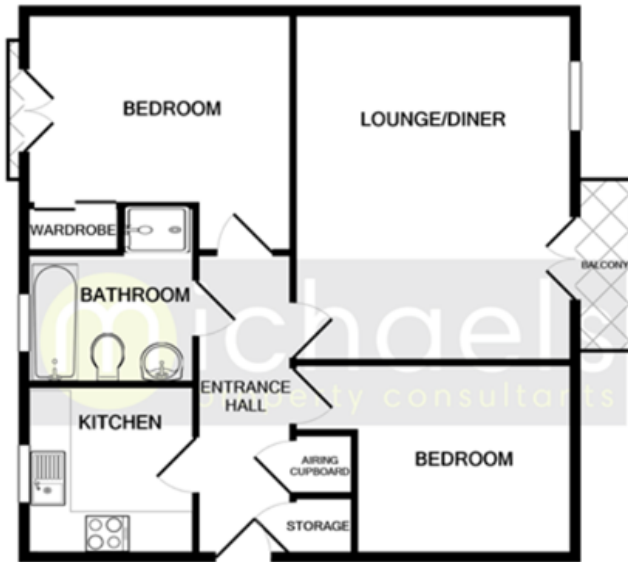
As previously mentioned, this property benefits from its very own private balcony, enclosed by cast iron railings. The balcony is ideal for a small bistro table and chairs. There is allocated parking to the rear of the apartment (which features rear access also for shopping etc) with further parking easily accessible on road for visitors.

Leasehold Information

We have been informed by our client that the service charge is payable at approximately £950.00 with the ground rent payable at £300 per annum. This property is offered on a leasehold basis with the lease being offered at 120 years remaining. We would of course, advise that any prospective purchase confirms this information with their legal representative.

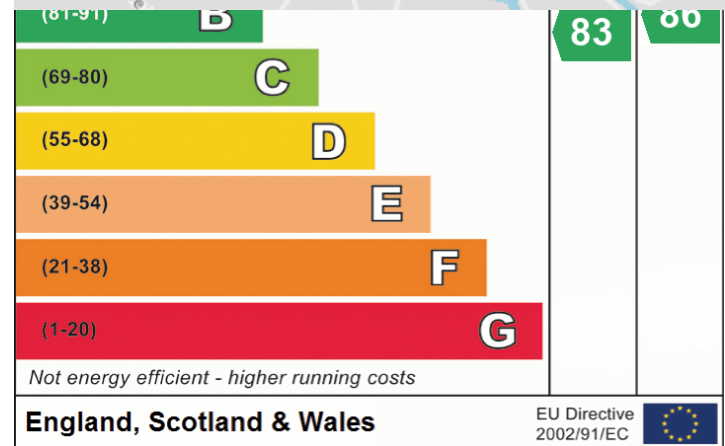
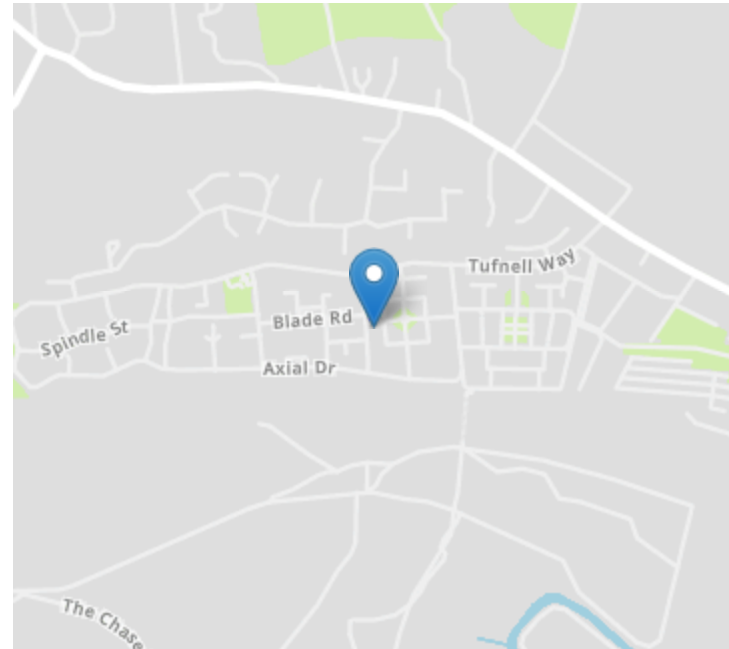
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurer of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.