



- Top Floor Apartment
- Two Double Bedrooms
- Modern Throughout
- 22ft Lounge/Dining/Kitchen Area
- En-suite To Master Bedroom
- Secure Allocated Parking

### 9 Saw Mill Road, Colchester, Essex. CO1 2ZL.

A beautifully presented and modernised top floor apartment located within close proximity of Colchester Town Centre and Train Station. This exceptional apartment offers a spacious 22ft Kitchen/Lounge/Dining Area, two double bedrooms with en-suite to master, modern bathroom and a secure allocated parking space. An ideal first time purchase or investment property, internal viewings are highly advised.



# Property Details.

## Communal Entrance

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Intercom entry system and stairs to all floors.

## Second Floor

### Entrance Hall

With radiator, loft access, storage cupboard, doors to.

### Bedroom One



12' 2" x 9' 9" (3.71m x 2.97m) With window to front and side, radiator, built in double wardrobe, door to en-suite.

### En-Suite



With close coupled WC, wash hand basin, part tiled walls, shower cubicle, extractor fan.

### Bedroom Two



12' 2" x 9' 7" (3.71m x 2.92m) With window to front, radiator.

### Bathroom



With obscure window to rear, part tiled walls, heated towel rail, close coupled WC, wash hand basin, panelled bath with shower over.

# Property Details.

## Lounge/Diner/Kitchen



22' 6" x 13' 0" (6.86m x 3.96m) With window to front and rear, two radiators, TV point.

Kitchen Area: fitted kitchen offering a range of matching eye level and base units with drawers and wood effect worktops and upstands over, gas hob with extractor hood over, electric oven, space for fridge/freezer, washing machine and tumble dryer.

## Parking



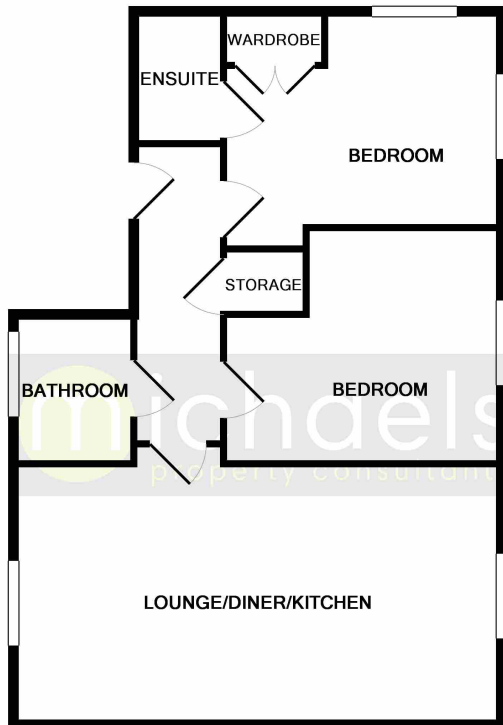
Secure parking via electric gates, one allocated parking space and visitor space.

## Lease Information

TBC

# Property Details.

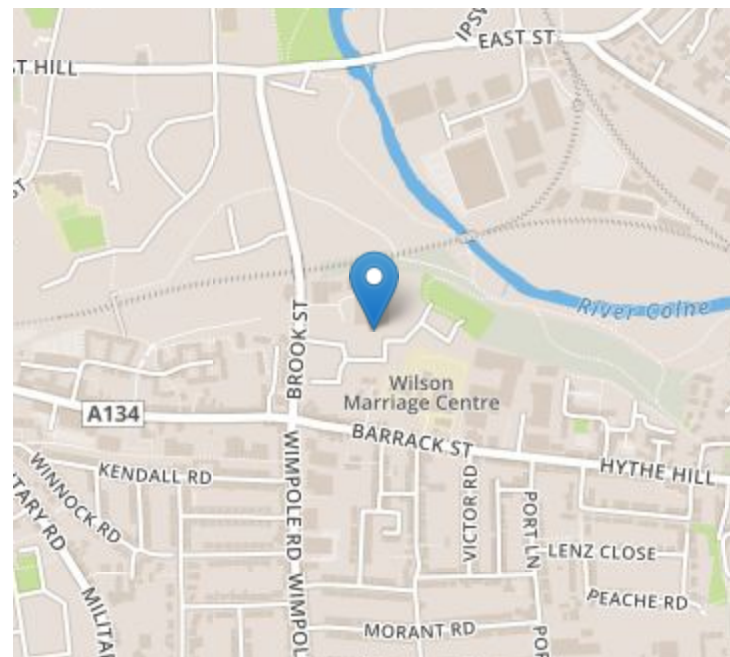
## Floorplans



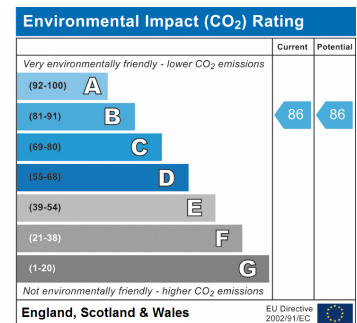
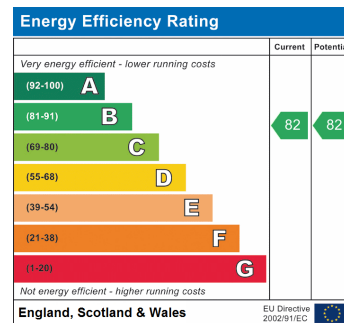
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any 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



## 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.