



- Ground Floor Apartment
- Two Bedrooms
- Lounge/Diner
- Recently Modernised Kitchen & Bathroom
- Communal Gardens
- Allocated Parking Space

12 Dorchester End, Colchester, Essex. CO2 8AR.

A spacious ground floor, two bedroom apartment located to the south of Colchester just off Abbots Road with excellent transport links to the Colchester Town Centre with a range of further amenities close by. A brilliant purchase for any prospective first time buyer or investor, this spacious apartment is offered to the market in great condition. The internal accommodation comprises of an entrance hall with a storage cupboard, a lounge/diner with double aspect windows, a fitted kitchen, two bedrooms and a modern three piece bathroom suite. This particular block of apartments also comes with the added benefit of a large communal gardens and generous visitors parking, although the apartment does come with its own allocated parking space. Internal viewings are highly advised.



Property Details.

Ground Floor Apartment

Communal Entrance

With door to;

Entrance Hall

With intercom telephone entrance system, storage cupboard, doors to;

Lounge/Diner



13' 2" x 10' 8" (4.01m x 3.25m) With double aspect double glazed windows, laminate floor, electric heater, door to;

Kitchen



10' 8" x 5' 11" (3.25m x 1.80m) With double glazed window, a contemporary fitted kitchen with high gloss units, worktops over, inset sink and drainer, in-built oven with hob and extractor hood over, space for other kitchen appliances.

Bedroom One



12' 9" x 9' 5" (3.89m x 2.87m) With double glazed window, electric heater, storage cupboard.

Property Details.

Bedroom Two



8' 1" x 6' 6" (2.46m x 1.98m) With double glazed window, electric heater.

Bathroom



A recently modernised bathroom suite offering a panelled bath with shower screen and shower over, wash hand vanity basin, enclosed cistern WC, heated towel rail.

Outside

Parking

Allocated parking space. (no. 90)

Communal Gardens



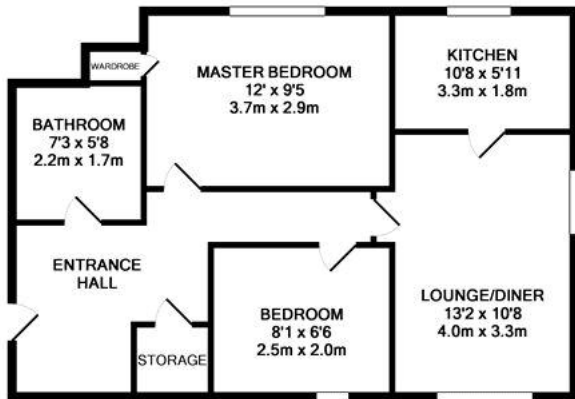
Communal grounds and gardens.

Lease Information

The property is leasehold and has 95 years remaining on the lease. The ground rent is payable at £295 per annum and the service charge is £883 per annum, which can be paid monthly.

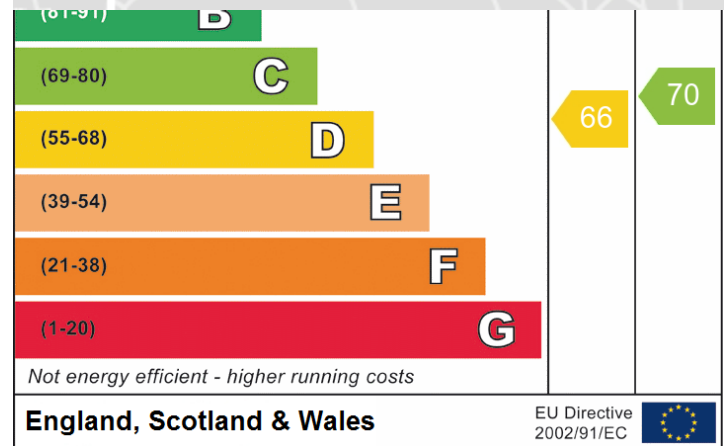
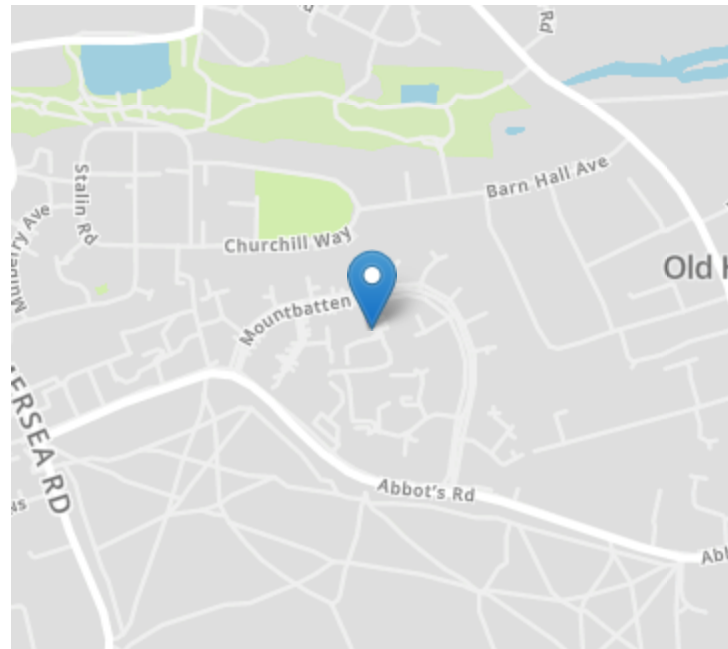
Property Details.

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



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.