



**m**ichaels  
property consultants

- Chain Free
- Two Bedrooms
- Superb Location Near Town Centre & Station
- Contemporary Throughout
- Modern Kitchen And Shower Room
- One Allocated Parking Space
- Excellent Investment Or First Time Purchase
- Viewing Advised

## 12 Crown House, Southway, Colchester, Essex. CO2 7BB.

This stunning two bedroom luxury apartment, within this attractive converted building within striking distance of the Town Centre & North Station. The property has been designed and built to an excellent specification, with superb attention to detail. Boasting allocated parking, electric fusion boiler serving central heating via radiators and being offered with no onward chain, this property would make ideal investment or first time purchase and we would strongly advise viewings.





# Property Details.

## Second Floor Apartment

### Entrance Hall

Telephone entry point, inset spotlights, large walk in airing cupboard, door to:

### Bedroom One



10' 5" x 10' 0" (3.17m x 3.05m) Radiator, Large UPVC window to rear.

### Bedroom Two

9' 9" x 9' 3" (2.97m x 2.82m) Radiator, Large UPVC window to rear.

### Shower Room



Chrome heated towel rail, contemporary suite comprising of low level WC, pedestal hand wash basin, shower cubicle with integrated shower, inset spotlights, extractor fan

## Open Plan Living/Kitchen/Dining Space

17' 5" x 12' 0" (5.31m x 3.66m)

Living/Dining/Kitchen Space

### Living/Dining Area



Radiator, two windows to rear, inset spotlights, television and TV points.

### Kitchen



Range of contemporary fitted base and eyelevel units with block work surfaces and splash backs above, built in electric stainless steel oven and ceramic hob with extractor hood above, built in fridge freezer and washing machine, inset sink unit with right hand drainer, inset spotlights, UPVC window to rear

# Property Details.

## Outside



The property enjoys allocated parking and visitor spaces.

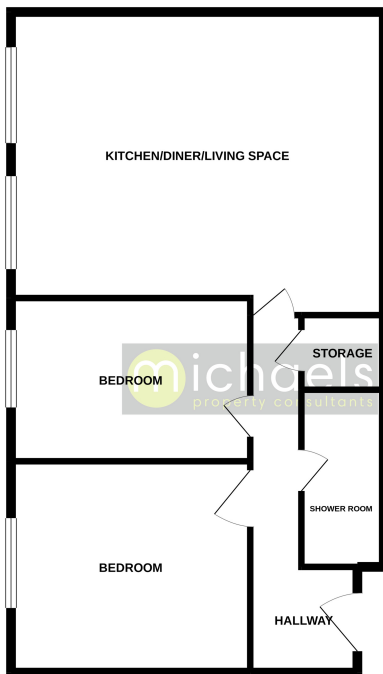
## Lease Information

Please note we have been advised by the owner that the property is offered on a leasehold basis and had 125 years on the lease from new. The property also has a service charge of £677.86 per annum and a ground rent of £300. However, we do advised any prospective purchaser to confirm this information is correct via their chosen solicitor.

# Property Details.

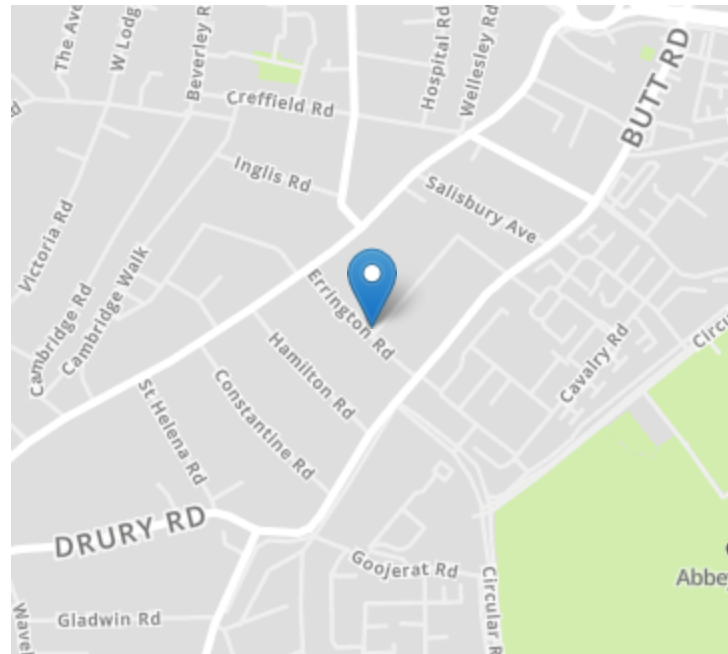
## Floorplans

FIRST FLOOR APARTMENT



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other items are approximate and the 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



(81-91)	D		
(69-80)	C		
(55-68)	D	62	62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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.