




- Ideal Investment Opportunity Or First Time Purchase
- Two Well Portioned Bedrooms
- Spacious Accommodation
- Low Service Charge and Ground Rent With A Strong Lease Of 95 Years Remaining
- Communal Parking With Further On Street Parking
- An Incredibly Large Wrap Around Rear Garden With Private & Direct Access
- Within Close Proximity Of Colchester's City Centre
- Striking Distance To Amenities, Bus Routes & City Centre

Call to view 01206 576999 

Flat 1 Sturmer Court, Queen Elizabeth Way, Colchester, Essex. CO2 8LU.

** Guide Price £170,000 to £180,000 ** Residing and occupying a pleasant position to the South of Colchester, lies this unique opportunity to acquire this spacious two bedroom ground floor apartment. The property is within striking distance of an array of useful amenities, shops and choice of primary and secondary schooling. It is also served by an excellent bus network, providing easy access to Colchester's vibrant City centre. This generous home boasts a full array of key features with a combination of its own garden which is accessible from the living room, providing to be an ideal space for gardening or outside dining. Ideal for the first time buyer, investor or working professional, we advise viewings to avoid disappointment.



Property Details.

Ground Floor

Hallway

Inset storage cupboard, radiator, door leading to:

Living Room

16' 9" x 10' 9" (5.11m x 3.28m) UPVC window to rear aspect, radiator and UPVC door to:

Lean To/Sun Room

Direct private access into garden. We must note that this is the only apartment in the block with access into the garden.

Kitchen



10' 5" x 8' 6" (3.17m x 2.59m) Full range of work-surfaces with cupboards under, wall mounted cupboards under, space for fridge/freezer, built-in oven, four ring gas hob, extractor over, sink and drainer set into surface, space for washing machine and UPVC window to rear aspect.

Bedroom One



11' 9" x 10' 9" (3.58m x 3.28m) UPVC window to side aspect, radiator, two built in wardrobes, housing boiler and water tank.

Bedroom Two



11' 9" x 8' 6" (3.58m x 2.59m) UPVC window to rear aspect, storage cupboard, radiator.

Bathroom



7' 7" x 5' 4" (2.31m x 1.63m) Panelled bath, low level, radiator, window to rear aspect, tiled walls and flooring.

Outside

Externally the property offers a large garden with direct access from the living room, a rare feature for this apartment. To the front of the property offers communal areas and parking.

Agents Notes & Lease Information

We have been advised by the current owner there is currently 95 years remaining on the lease, with a service charge of approximately £555 per annum, and ground rent of just £10 per annum. As agents, we advise that any perspective buyer is to check this with their chosen solicitor.