



- Ideal First Time Purchase Or Investment Opportunity
- Contemporary & Modern Finishes Throughout
- First Floor Apartment
- Within Striking Distance Of An Array Of Amenities, City Centre & Station
- Open Plan Living Room/Dining Area & Living Room
- No Onward Chain

### Flat 4 Essex House, Crouch Street, Colchester, Essex. CO3 3HH.

Essex House an exclusive development of high quality contemporary apartments positioned within the Colchester Town Centre within seconds of the hustle and bustle of Colchester's vibrant City centre with its variety of high class restaurants, shops and boutiques and train station with links to London Liverpool street within the hour, making an ideal purchase for a professional individual or couple.





# Property Details.

## First Floor Apartment

### Entrance Hallway

Entrance door, laminate flooring, radiator, video entry phone system, doors to:

### Kitchen/Lounge/Dining Area



16' 3" x 14' 1" (4.95m x 4.29m) UPVC window to front aspect, wall and base level units, sink and drainer with mixer tap over, oven and hob, extractor fan, integrated appliances, work surfaces, two radiators.

### Master Bedroom



13' 2" x 9' 5" (4.01m x 2.87m) Internal window looking into the lounge area, radiator.

### Bathroom

7' 5" x 6' 2" (2.26m x 1.88m) Low level WC, wash hand basin, double walk in shower cubicle, fully tiled, fitted cupboard, heated towel rail.

### Utility Room

Space for appliances, boiler, meter cupboard.

### Lease Information & Agents Notes

We have been advised by the current vendor that there is a Lease Length of 123 years remaining, with a Ground Rent of £300 per annum and a Service Charge of £1200 per annum. We do however advise that all perspective buyers are to clarify this with their chosen solicitor.