



- A Spacious Top Floor Apartment
- One Double Bedroom With Built In Wardrobe
- Stunning Open Plan Kitchen/Dining/Living Space
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Balcony Off The Living Room
- One Allocated Parking Space
- Minutes From Colchester North Station

15 Gilbert Court, Clarendon Way, Colchester, Essex. CO1 1DL.

A fantastic opportunity to acquire this spacious double bedroom top floor apartment located within a short walk to Colchester North Station with links to London Liverpool Street under the hour and excellent access to the town centre and a variety of amenities and local gymnasium. A great first time buy or investment property offering a double bedroom with built in wardrobes, a modern bathroom and an open plan living/dining/kitchen area. The kitchen features a variety of matching units with integrated appliances and a breakfast bar. The living space provides access to the balcony via French doors which is an ideal space for an outdoor bistro set.



Property Details.

Third Floor Apartment

Entrance Hall

With wood effect flooring, telecom entry system, radiator, airing cupboard, doors to;

Bathroom



With part tiled walls, radiator, wash hand basin, close coupled WC, panelled bath with shower screen and shower.

Bedroom



12' 0" x 10' 8" (3.66m x 3.25m) With UPVC double glazed window to front, radiator, built in double wardrobe.

Open Plan Kitchen/Living/Dining Area



18' 0" x 14' 9" (5.49m x 4.50m) With wood effect flooring, radiator, UPVC double glazed window to side, French doors to balcony.

Kitchen Area: Offering a range of matching eye level and base units with drawers and worktops over, inset one and a half sink and drainer, integrated fridge/freezer and washing machine, electric oven, gas hob with extractor hood over, breakfast bar.

Property Details.

Balcony



With views to the front and space for bistro set.

Outside & Parking



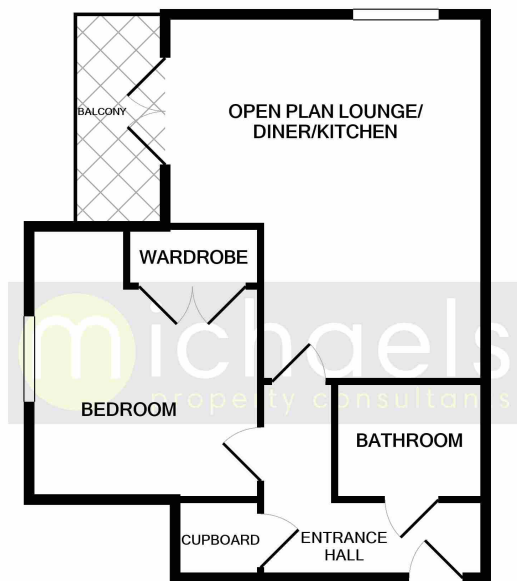
A communal secure bin area, bike shed and gardens. One allocated parking space.

Lease & Service Charge Information

The current owner has advised the lease was 125 years from 2009 with a ground rent payable of £250 per annum and a service charge of £92 per calendar month. However we do advised any prospective purchaser confirms this information with their chosen representative.

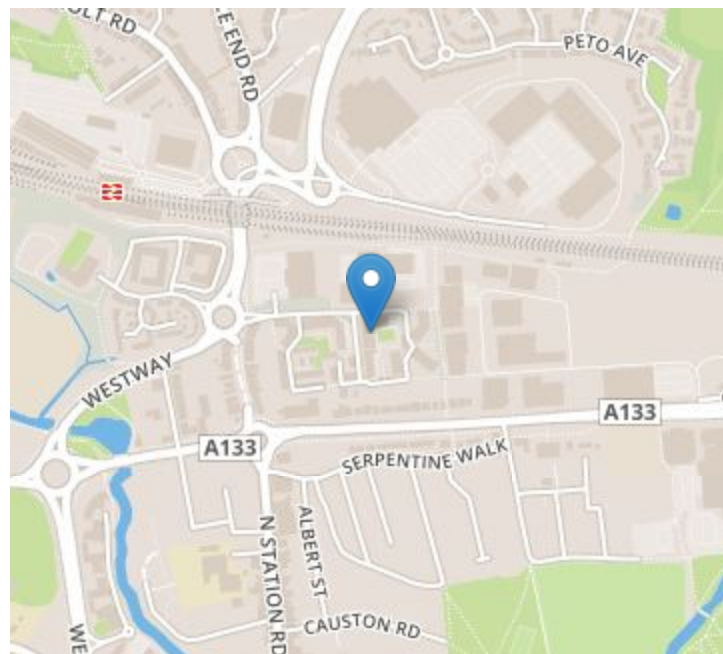
Property Details.

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.