



- Beautifully Presented Apartment
- Spacious Living/Dining Room
- Modern Fitted Kitchen
- Two Double Bedrooms
- En Suite & Family Bathroom
- Ample Built in Storage
- Allocated Parking
- Close Proximity To Abbey Fields & Colchester Town Station
- Internal Viewing is Essential

### Flat 32 Beche House, Circular Road South, Colchester, Essex. CO2 7UE.

Located striking distance from the beautiful open space of Abbey Fields, Colchester Town Centre, mainline train station to London Liverpool Street and many more amenities is this beautifully presented third floor apartment. Internally the property benefits from a spacious entrance hall with a generous amount of built in storage leading to the sizeable living/dining room, fully fitted modern kitchen, two double bedrooms, en suite to master and family bathroom. Externally there is one parking space and visitors parking is available on the surrounding residential roads. An ideal first time or investment purchase, to fully appreciate what this stunning apartment has to offer internal inspection is essential.



# Property Details.

## Ground Floor

### Entrance Hall

Spacious hallway with intercom phone system, boiler/storage cupboard, double storage cupboard doors leading to;

### Living/Dining Room



19' 5" x 9' 10" (5.92m x 3.00m) Double glazed window to side aspect, T.V and phone points, radiator.

## Kitchen



7' 2" x 10' 3" (2.18m x 3.12m) A range of roll top surfaces with wall and base units, tiled splash backs, integrated fridge/freezer, washing machine and dishwasher. Electric oven with four ring gas hob and extractor over. Vinyl flooring.

## Bedroom One



12' 7" x 12' 8" (3.84m x 3.86m) Double glazed window to side aspect, built in double wardrobes, radiator, door leading to en suite.

# Property Details.

## En Suite



Low level WC, wash hand basin, fully tiled double shower cubical, shaver points, extractor fan, partly tiled walls.

## Family Bathroom



Low level WC, wash hand basin, panel bath with mixer taps, shower rinser over, shaver point, extractor fan, partly tiled walls.

## Bedroom Two



16' 7" x 7' 5" (5.05m x 2.26m) Double glazed window to side aspect, radiator.

## Outside

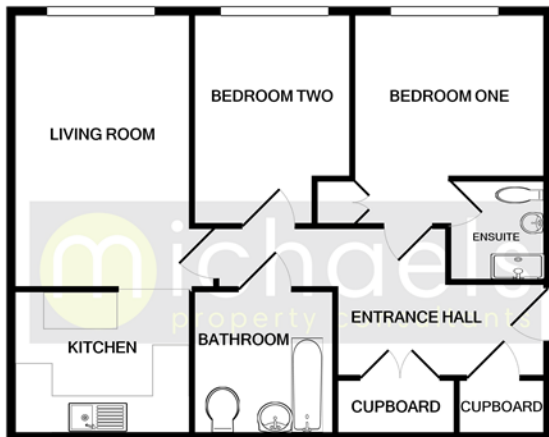
The property benefits from one allocated parking space. There is visitors parking available on the surrounding roads.

## Leasehold Informatoin

There are 89 years remaining on the lease.  
The ground rent is £250 per annum  
The maintenance charge are approx. £78 per calendar month.

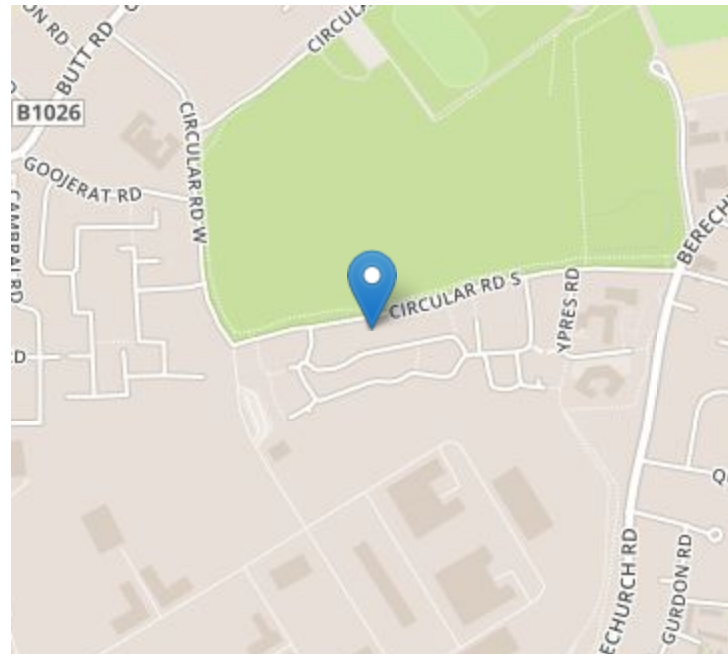
# Property Details.

## 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.