



- Withing Walking Distance To Colchester's City Centre
- Open Plan Living Area/Dining Area
- Two Generous Bedrooms
- En Suite To Master Bedroom
- One Allocated Parking Space
- No Onward Chain
- Immaculate and Modern Throughout
- Ideal First Time Purchase Or Investment Opportunity

Flat 6 Crowhurst Court, Crowhurst Road, Colchester, Colchester, Essex. CO3 3GW

****Guide £200,000 - £210,000**** Conveniently located in the ever popular 'St Mary's' in Colchester is this unique two bedroom first floor maisonette/duplex apartment, positioned within a stones throw from the 'hustle and bustle' of Colchester's City Centre with its vast variety of local shops and restaurants. The property is also within walking distance to mainline stations with links to London Liverpool Street and within striking distance of the highly sought after Lexden school catchments.



Property Details.

First Floor

Hallway

Main entrance door into hallway, UPVC entrance, Wood flooring, stairs to second floor:

Open Plan Living Area/Kitchen



19' 3" x 13' 0" (5.87m x 3.96m) Modern fitted kitchen which was a recent addition in November 2022, with a variety of base and eye level units, cupboards and work surfaces, tiled splash backs, stainless steel sink/drainage, integrated electric oven, washing machine and fridge/freezer.

Bedroom Two



9' 11" x 6' 10" (3.02m x 2.08m) UPVC window to rear aspect, slimline electric radiator.

Bathroom



Panelled bath, WC, wash basin and wall mounted electric towel rail.

second Floor

Bedroom One



11' 5" x 10' 9" (3.48m x 3.28m) UPVC window to rear aspect, slimline electric panel radiator, large built in wardrobes, airing cupboard housing immersion heater, door leading into large eaves storage space.

Property Details.

En Suite



Low level W.C, shower cubicle, vanity wash basin, radiator.

Outside



Outside the property comes with one allocated parking space and communal areas.

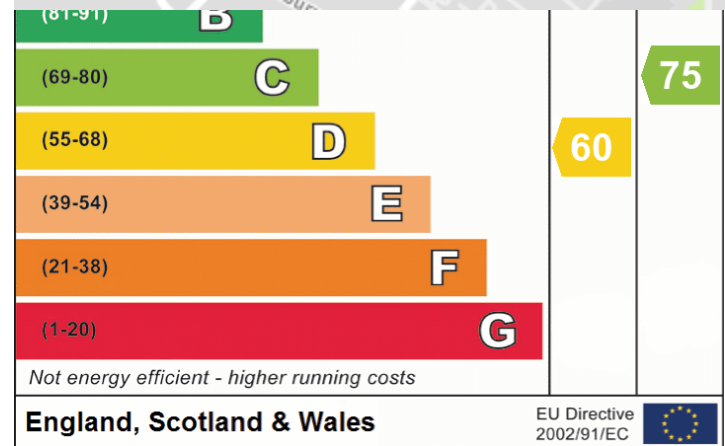
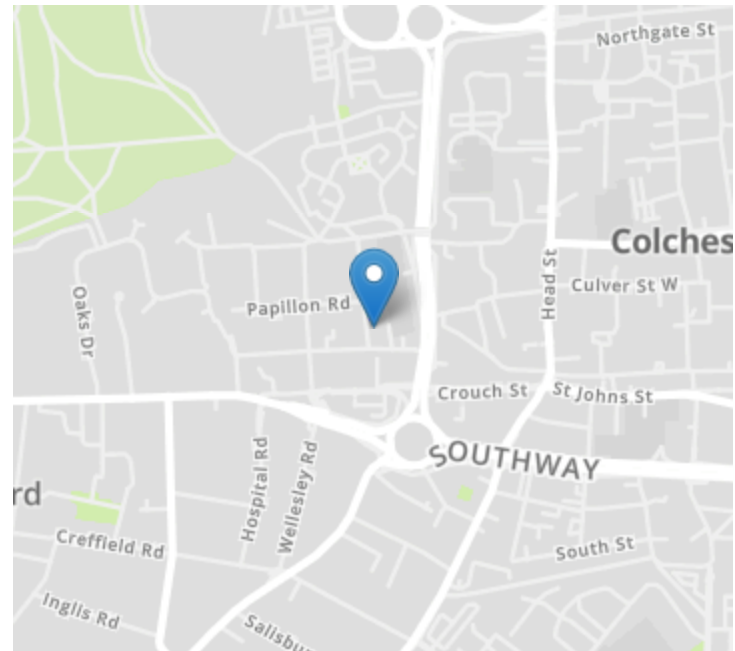
Agents Notes & Lease Information

We have been advised that there is a lease remaining of 961 years, a service charge of approximately £408.00 per annum and a ground rent of £50 per annum. We do however advise that all buyers are to clarify this information with their chosen solicitor.

Property Details.

Floorplans

Location



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.