



- Excellent Example Of A Two Bedroom First Floor Apartment
- Two Double Bedrooms
- Allocated Parking For One Vehicle
- No Onward Chain
- An Impressive Reception Room With A Large Balcony
- Juliette Balcony From The Master Bedroom
- Choice Of Carpets Throughout
- Suitable For A First Time Buyer Or Working Professional

### 13 Turbine Road, Colchester, Colchester, Essex. CO4 5ZW.

An excellent example of a two double bedroom first floor apartment, presented to the market in good order throughout and set in a prime position in the ever sought after New Braiswick Park development, within striking distance of North Station - offering direct links to London Liverpool Street Station. This excellent property has been recently decorated by the current owner with the new buyer benefitting from a CHOICE OF THEIR OWN CARPETS which will be laid between exchange and completion. The apartment features an array of stylish and spacious accommodation throughout, including an impressive reception room featuring a large balcony, enclosed by French doors, flooding the living space with a wealth of natural light. Further highlights include two well-proportioned double bedrooms with a further Juliette balcony to the master bedroom, a separate family bathroom suite, a well equipped kitchen with integrated appliances.



# Property Details.

## Entrance Hall

## Kitchen



8' 2" x 7' 10" (2.49m x 2.39m)

## Living Room/Dining Area



15' 9" x 12' 10" (4.80m x 3.91m)

## Balcony



8' 3" x 4' 6" (2.51m x 1.37m)

## Bedroom One



12' 5" x 11' 4" (3.78m x 3.45m)

## Bedroom Two



12' 10" x 9' 10" (3.91m x 3.00m)

# Property Details.

## Bathroom



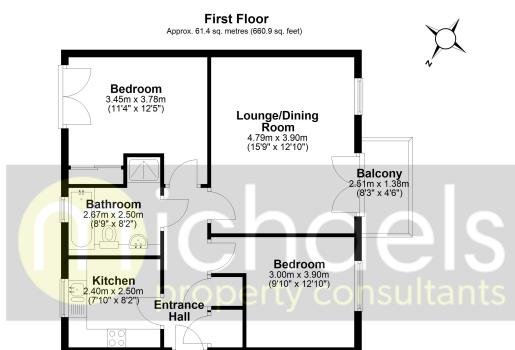
8' 9" x 8' 2" (2.67m x 2.49m)

## Agents Notes & Lease Information

We have been advised by the seller that there is 107 years remaining with a service charge of £900 per annum along with a ground rent of £300 per annum. We do however advise that all buyers are to clarify this information with their solicitor.

# Property Details.

## Floorplans



Total area: approx. 61.4 sq. metres (660.9 sq. feet)

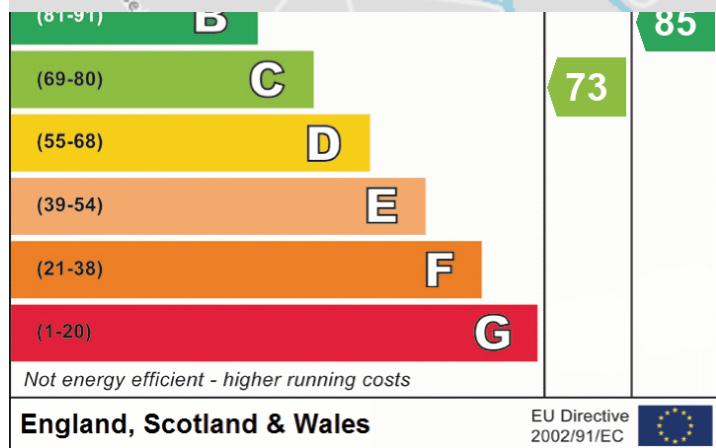
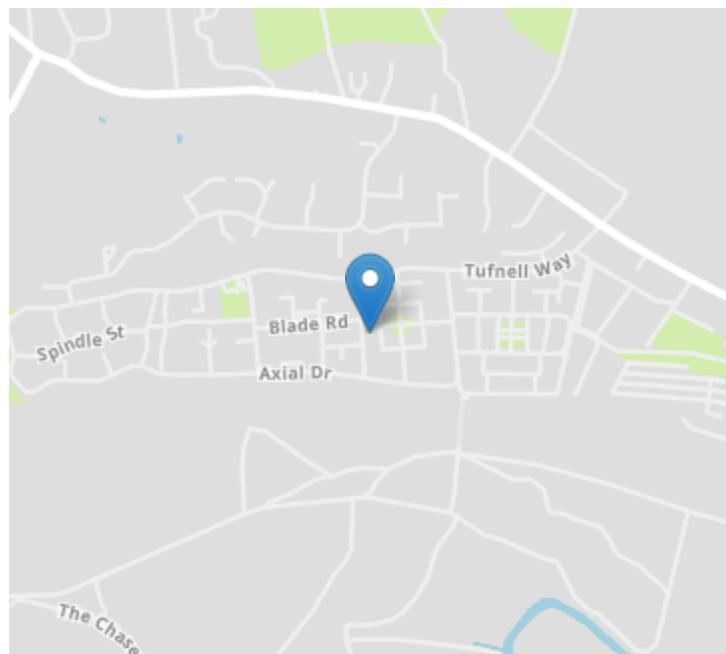
All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operation or efficiency. Measurements may not be accurate and may include waste or recessed space. No guarantee can be given as to the accuracy of measurements, including total areas. Buyers are advised to take their own measurements.

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Turbine Road, Colchester

## 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.