



- Contemporary Top Floor Apartment (2nd Floor)
- Two Double Bedrooms
- Spacious 21ft Open Plan Lounge/Dining/Kitchen Area
- Family Bathroom And En-Suite Shower Room
- Fitted Modern Kitchen
- Secure Gated Allocated Parking
- Close To The Town Centre And Train Station
- Viewings Are Highly Recommended

11 Saw Mill Road, Colchester, Essex. CO1 2ZL.

A superb opportunity for a first time buyer or investor to purchase this beautifully presented and modernised top floor apartment located within close proximity of Colchester Town Centre and Train Station. Presented to the market in pristine condition this stunning apartment is a real turn key home. Located on the top floor (2nd Floor) the internal accommodation comprises an entrance hall which features two storage cupboards. The hallway then leads to the two double bedrooms with the main bedroom featuring an en-suite shower room. The living space is all open plan and measures an impressive 21ft in length with the kitchen offering a range of modern units and appliances. There is also a further three piece family bathroom suite.



Property Details.

Entrance

Communal Area

Intercom entry system and stairs to all floors

Second Floor

Entrance Hall

With radiator, loft access, two storage cupboard, doors to;

Open Plan Kitchen/Dining/Living Area



21' 2" x 12' 10" (6.45m x 3.91m) With two double glazed windows, two radiators, TV point.

Kitchen Area: fitted kitchen offering a range of matching eye level and base units with drawers and wood effect worktops and upstands over, gas hob with extractor hood over, electric oven, space for fridge/freezer, washing machine and tumble dryer.

Bedroom One



12' 5" x 9' 4" (3.78m x 2.84m) With double glazed window, radiator, built in double wardrobe, door to en-suite.

En-Suite



With close coupled WC, wash hand basin, part tiled walls, shower cubicle, extractor fan.

Property Details.

Bedroom Two



12' 11" x 9' 1" (3.94m x 2.77m) With double glazed window and radiator.

Bathroom



With obscure double glazed window, radiator, part tiled walls, close coupled WC, wash hand basin, panelled bath with shower over.

Parking



Secure parking via electric gates, one allocated parking space and visitor space.

Lease Information

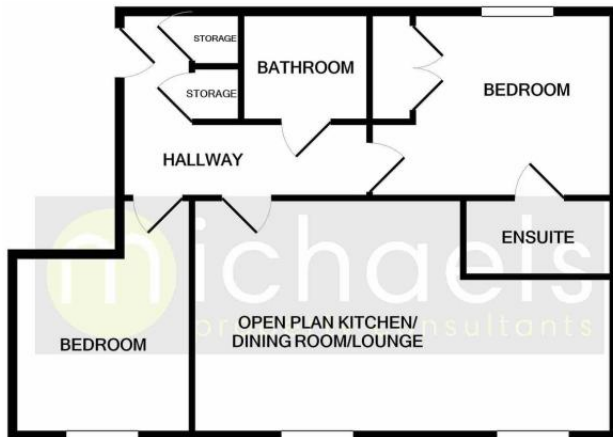
The current owner has advised the below leasehold information is correct;

125 years on the lease from new
Ground Rent Payable of £276 Per annum
Service Charge Payable of £110 per month.

However, we do advised any prospective purchaser checks this information with their chosen conveyancer.

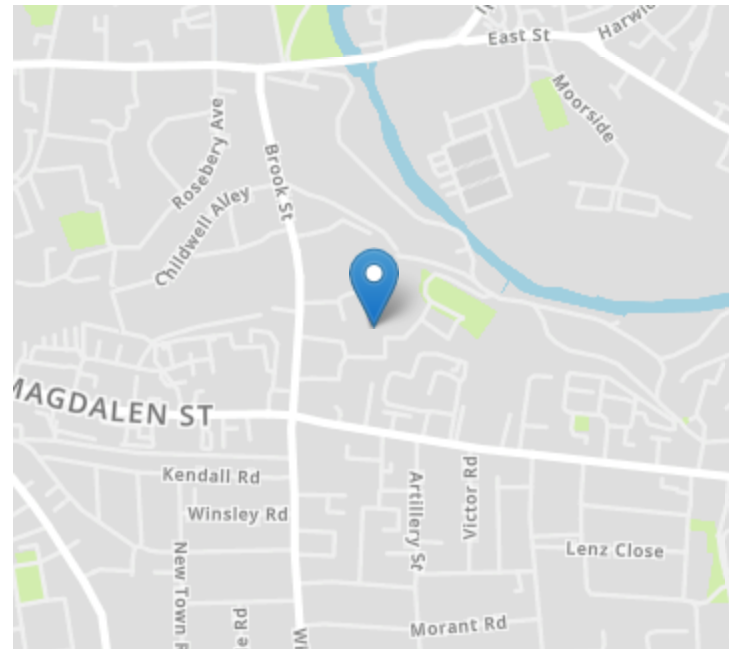
Property Details.

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



(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.