



- An Ideal First Time Buy Or Investment Property
- One Double Bedroom Ground Floor Apartment
- Recently Modernised By The Current Owner
- Open Plan Living/Dining/Kitchen/Space
- One Allocated Parking Space
- Communal Gardens

## 1 Hollytree Court, Layer Road, Colchester, Essex. CO2 7JZ.

A one double bedroom ground floor apartment located to the south of Colchester just off Layer Road offered to the market in pristine condition. This ideal first time buy or investment property has been modernised by the current owner and offers a large bedroom, a modern bathroom suite, an open plan lounge/diner/kitchen area which benefits from two windows. The kitchen area has been improved and now offers matching units and space for a variety of appliances. The property also has double glazed windows and new electric heaters throughout. Externally there is one allocated parking space with visitors spaces available and communal gardens.



# Property Details.

## Ground Floor Apartment

### Entrance Hall

With entry phone system, airing cupboard, doors to;

### Lounge



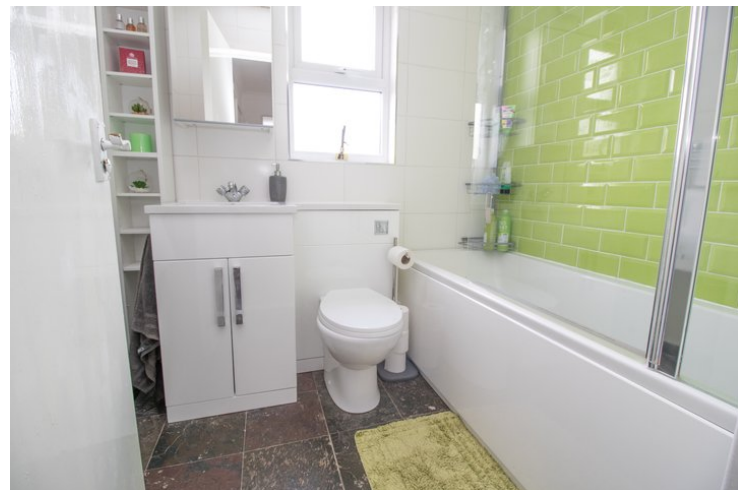
15' 10" x 15' 2" (4.83m x 4.62m) With two double glazed windows to rear, feature wall hung electric heater, laminate flooring, TV point, open to dining/kitchen area.

### Kitchen



7' 0" x 5' 0" (2.13m x 1.52m) A modern kitchen offering a range of matching eye level and base units with drawers and worktops over, space for washing machine and dishwasher, electric oven and hob, extractor fan.

### Bathroom



Contemporary three piece bathroom suite with window to side, close coupled WC, wash hand basin, panelled bath with shower over, tiled splashbacks.

# Property Details.

## Bedroom



11' 2" x 8' 6" (3.40m x 2.59m) With window to front, electric heater.

## Outside



One allocated parking space, visitor spaces available and communal gardens.

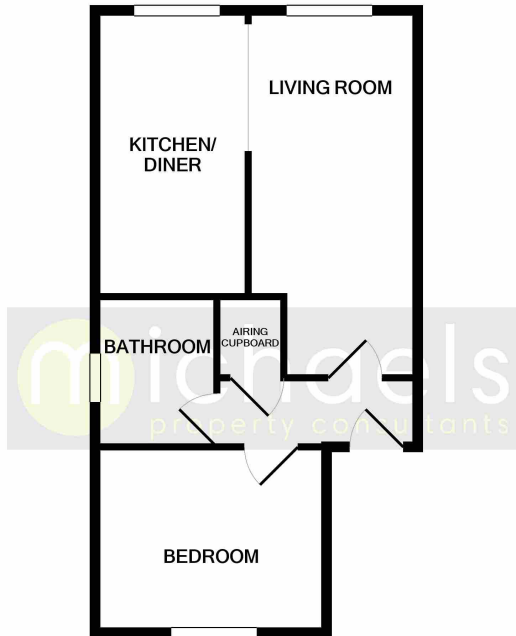
## Lease Information



We have been advised by the current owner the current lease term is 92 years, service charge of approx £1000pa and ground rent payable at £190pa. However we do advise any perspective purchaser checks this information with their chosen conveyancer.

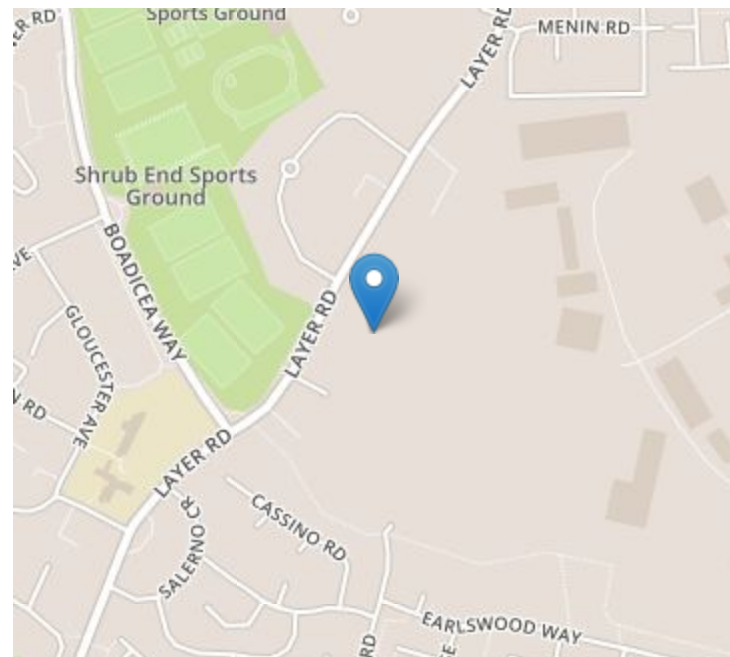
# Property Details.

## Floorplans

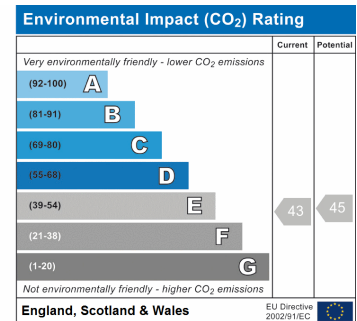
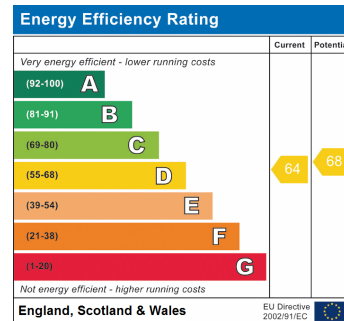


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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



## 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.