



- Spacious Ground Floor Living Accommodation
- Two Double Bedrooms
- Lounge/Diner
- Kitchen With Fitted Appliances
- Modern Bathroom
- One Allocated Parking Space
- Gas Central Heating & Double Glazing Throughout

3 Chariot Drive, Colchester, Essex. CO2 7QJ.

Guild Price £145,000-£155,000 Positioned to the south of Colchester is this spacious ground floor apartment offering good access to local amenities, bus routes, schooling and Colchester's town centre. Ideal for a first time buyer or as an investment purchase this apartment offers two double bedrooms with the master having a built in wardrobe, lounge/diner, entrance hall with a large storage cupboard, modern kitchen with fitted appliances and a modern bathroom suite. The property also benefits from one allocated parking space, gas central heating and double glazing throughout.



Property Details.

Ground Floor Apartment

Entrance Hall

With radiator, large storage cupboard and doors to.

Bedroom One



12' 2" x 9' 2" (3.71m x 2.79m) With window double glazed window, radiator, built in wardrobe.

Bedroom Two



12' 2" x 7' 5" (3.71m x 2.26m) With double glazed window, radiator.

Lounge/Diner



16' 2" x 11' 0" (4.93m x 3.35m) With double glazed window, radiator, TV point, door to kitchen.

Kitchen



12' 8" x 5' 7" (3.86m x 1.70m) With double glazed window, a range of matching eye level units with drawers and worktops over, inset sink and drainer, electric oven with gas hob and extractor hood over, integrated dishwasher, washing machine and fridge/freezer.

Property Details.

Bathroom



With panelled bath with shower over, closed coupled WC, wash hand basin, extractor fan.

Parking

One allocated parking space.

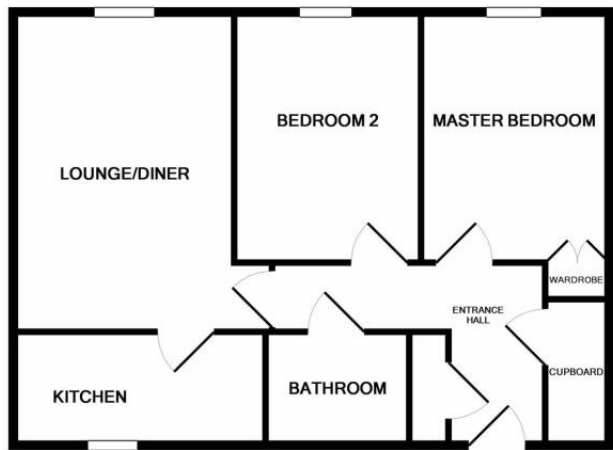
Lease Information



We have been advised by the current owner that there is 107 years left on the lease, a ground rent charge of £250pa and a service charge of £128pm is payable, however we do advise any perspective purchaser checks this information with their chosen conveyancer.

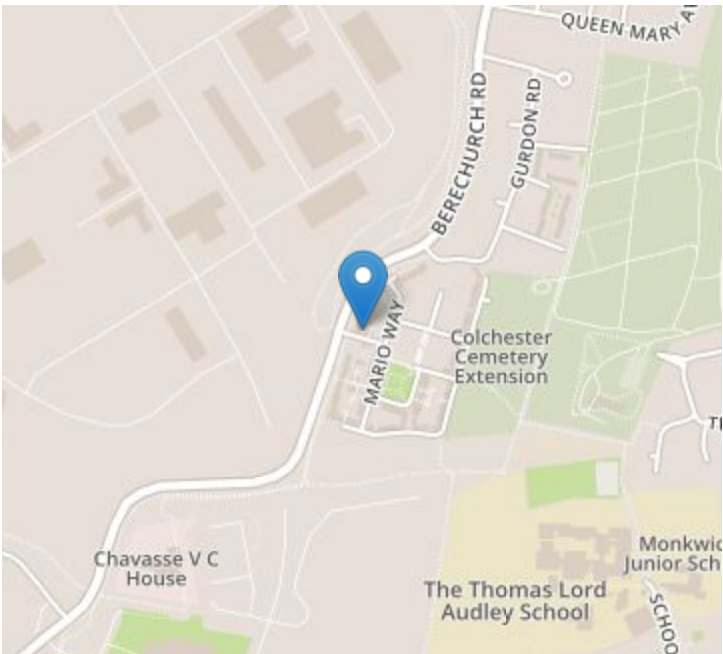
Property Details.

Floorplans

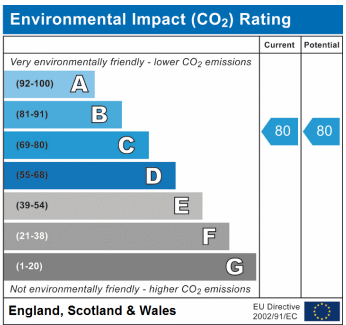
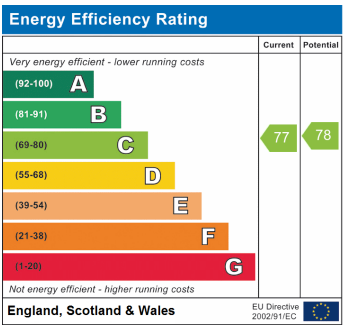


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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