



- Sought After North of Colchester Location
- Walking distance to North Station
- Minutes from Colchester General Hospital
- Close to the A12
- First Floor Apartment
- Generous Balcony
- Must be Viewed

**197 Turner Road, Colchester, Essex.
CO4 5XW.**

Located within walking distance Colchester North Station and Colchester General Hospital is this stunning first floor apartment, built within the last four years by highly reputable house builders Linden Homes. The apartment comprises of entrance hall, sociable open plan kitchen, living room with fitted appliances and added bonus of a generous private balcony, the property also benefits of a double bedroom and a high specification shower room. Outside the property offers first come first serve parking. This beautiful apartment must be viewed to be fully appreciated.



Property Details.

Entrance hall

Entrance door, entry system, radiator, wood effect flooring, doors leading to;

Open plan kitchen/living room



19' 10" x 13' 1" (6.05m x 3.99m) UPVC sliding patio doors to balcony, wood effect flooring., T.V point, a range of wall and base units over an area of roll top work surface, integrated dish washer, washing machine, fridge freezer, inset sink and drainer unit, double storage cupboard, splash backs, electric oven and hob with cooker hood above, two radiators.

Bedroom



10' 11" x 10' 11" (3.33m x 3.33m) UPVC double glazed with to front aspect, radiator.

Shower Room



Low level WC, wash hand basin, double walk in fully tiled shower cubical, part tiled walls, radiator.

Balcony

Generous sized fully enclosed private balcony.

Outside

The property benefits of first come first serve parking.

Lease information

The property benefits of communal lift. The lease has 121 years remaining, the ground rent is £300 per annum this includes the building insurance.