



- Within Easy Reach Of Colchester's City Centre - Home To An Array Of Useful Amenities
- Luxury Family Bathroom
- Expansive Communal Gardens & Bike Storage
- Stylish Kitchen With Integrated Appliances & Herringbone Flooring
- Spacious Living Room With Floor-To-Ceiling Windows
- Two Double Bedrooms
- Allocated Parking Space
- A Stunning Example Of A Two Bedroom First Floor Apartment
- 8 Years New Home Guarantee

Flat 10 Ambrose House, Baronswood Way, Colchester, Colchester, Essex. CO2 9QQ.

** Guide Price £180,000 to £190,000 ** A stunning example of a two bedroom second floor apartment, presented to market in first class order and simply needing to be viewed to be appreciated in its entirety. Offering tasteful specifications, modern fittings and open-plan kitchen/dining/living, it offers contemporary living and would prove to make the ideal first time purchase or investment. Secure telephone intercom access provides access to well-maintained communal areas, with the added luxury of an elevator for convenience, providing access to the second floor where the apartment resides. A welcoming entrance hall first greets you upon entry and benefits from large integral storage and provides access to all reception and bedroom accommodation.



Property Details.

Ground Floor

Hallway

Entrance door, wall mounted heater, inset storage cupboard (measuring 5' 10" x 2' 10" (1.78m x 0.86m), airing cupboard with plumbing for washer/dryer, access and doors to:

Living Room/Dining Area



16' 10" x 10' 1" (4.98m x 3.05m) Dual aspect windows to rear and side aspect, wall mounted heater, communication points (wall mounted TV sockets).

Kitchen



12' 4" x 7' 1" (3.76m x 2.16m) A well-appointed kitchen comprising of; a range of fitted base and eye level units with worksurfaces over, inset sink, drainer and spray hose tap over, inset oven and grill, hob with extractor fan over, drawers under, breakfast bar, integrated dishwasher and fridge/freezer, herringbone style flooring, window to rear aspect

Property Details.

Bedroom One



13' 5" x 10' 4" (4.09m x 3.15m) Window to side aspect, wall mounted heater

Bedroom Two



13' 6" x 7' 9" (4.11m x 2.36m) Window to side aspect, wall mounted heater.

Bathroom



6' 8" x 6' 7" (2.03m x 2.01m) Luxury family bathroom comprising of; herringbone tiled panel bath with shower attachment over and contrasting black glazed shower screen, continued tiled walls, vanity wash hand basin, W.C, wall mounted towel rail.

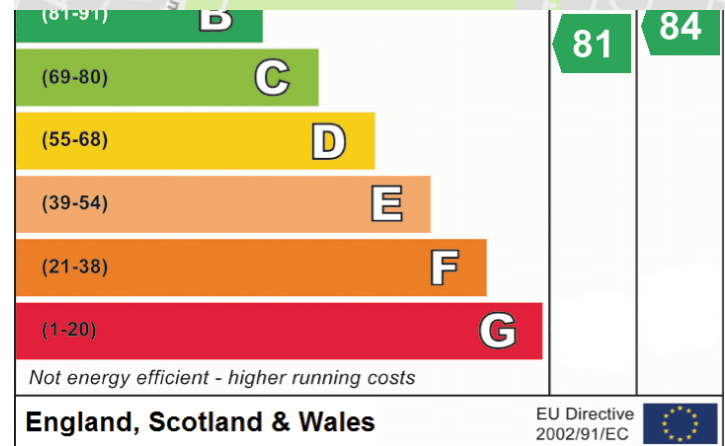
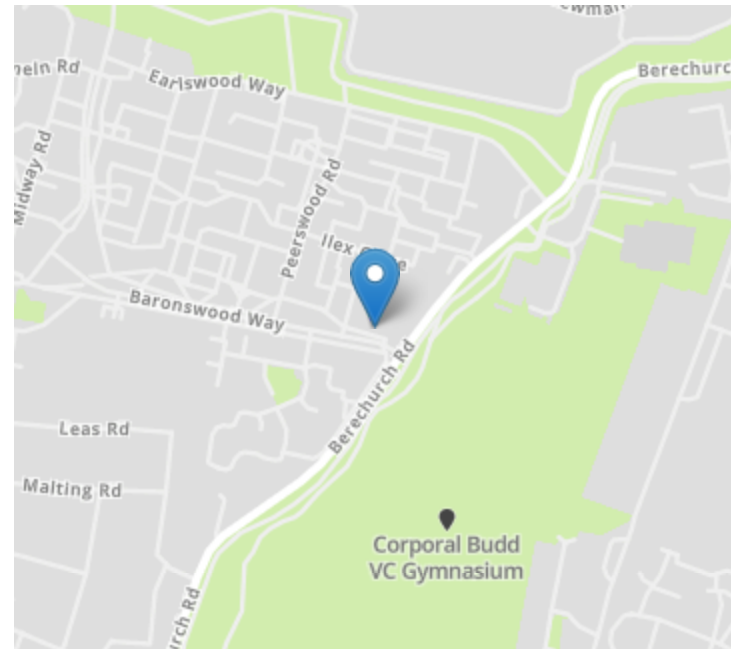
Agents Notes & Lease Information

We have been advised by our sellers that the lease term remaining is approximately 197 years. A service charge is payable at circa £1435 per annum and ground rent at £165 per annum. We strongly advise all interested parties confirm this information at an early stage of their conveyance, to prevent any discrepancy.

Property Details.

Floorplans

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.