



- In The Heart Of Colchester's City Centre
- Peaceful, Private & Secure
- Kitchen-Diner-Living Area With An Array Of Integrated Appliances
- Stones Throw From Colchester Mainline Station
- An Excellent Three Bedroom Duplex Apartment
- Upgraded & Improved Throughout
- Offering A Wealth Of Space And Modern Features
- Juliette Balcony From The Master Bedroom & Living Room
- Newly Laid Highly Quality Carpets
- Three Large Bedrooms & Four Bathrooms, Perfect For A Family Or Investment Opportunity

143 Henry Laver Court, Colchester, Essex. CO3 3DY.

A most impressive three bedroom top floor duplex apartment, situated in the heart of Colchester's historic and vibrant city centre and upgraded with enviable specifications and presented to market in first class order. Offering secure and spacious living and showcasing a wealth of both reception and bedroom space throughout. Within a stones throw of an array of; independent shops, boutiques, stores and leisure facilities and within easy access to Colchester's two stations, this apartment is also ideal for the working professional, couple or small family alike.



Property Details.

Second Floor

Entrance Hallway

Entrance made to property via entrance door, telephone entry, wood effect flooring, two radiators, large storage cupboard, stairs to top floor.

Living Area



18' 11" x 16' 9" (5.77m x 5.11m) UPVC window to side aspect, double glazed doors with Juliet style balcony to front, two radiators, TV point, telephone point, wood effect flooring, access to:

Kitchen/Breakfast Bar Area



13' 4" x 6' 5" (4.06m x 1.96m) UPVC window to front aspect, one and a half bowl sink inset in roll edge worktops with matching eye and base level units. Electric oven with gas hob and extractor over, splash back tiling, built in microwave oven, built in dishwasher, integrated washing machine and fridge/freezer, tiled flooring, breakfast bar area with Pendent lighting, spot lighting,

Bedroom Three/Reception Room



15' 4" x 11' (4.67m x 3.35m) UPVC windows to side, radiator, TV and telephone point, door to:

En Suite

Low level W.C, radiator, vanity wash basin, shower cubicle.

Bathroom



7' 3" x 6' 4" (2.21m x 1.93m) Roll top bath, wash hand basin inset in vanity unit, low level WC, part tiled walls and tiled floor, chrome heated towel rail.

Upper First Floor

Landing

Walk in utility cupboard, doors leading to:

Property Details.

Bedroom One



12' 4" x 11' 1" (3.76m x 3.38m) Two double glazed windows to side with Juliet style balcony, TV point, radiator, door to:

En Suite



Low level W.C, shower cubicle, heated towel rail, vanity wash basin.

Bedroom Two



17' 6" x 11' (5.33m x 3.35m) Double glazed window to front, radiator, TV point.

En Suite

Fully tiled shower cubical, wash hand basin inset in vanity unit, low level WC, part tiled walls and tiled floor, chrome heated towel rail.

Outside



The property comes with allocated parking for one vehicle, with further visitors spaces, communal gardens in the immediate square within Henry Laver Court and a visitors permit scheme. For additional visitors, St. Marys Car Park is within a two minute walk and proves useful.

Agents Notes & Lease Information

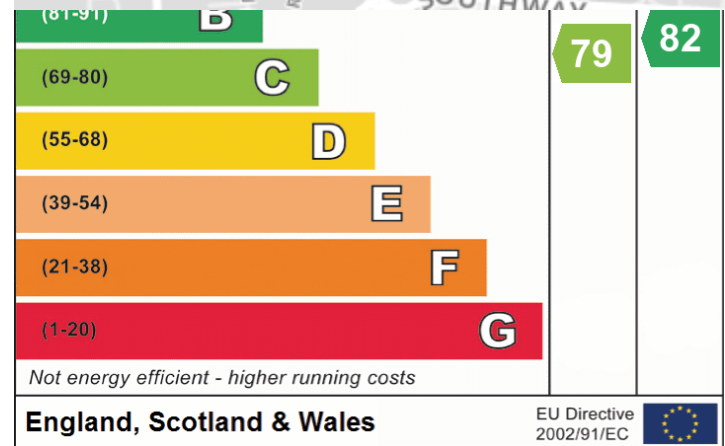
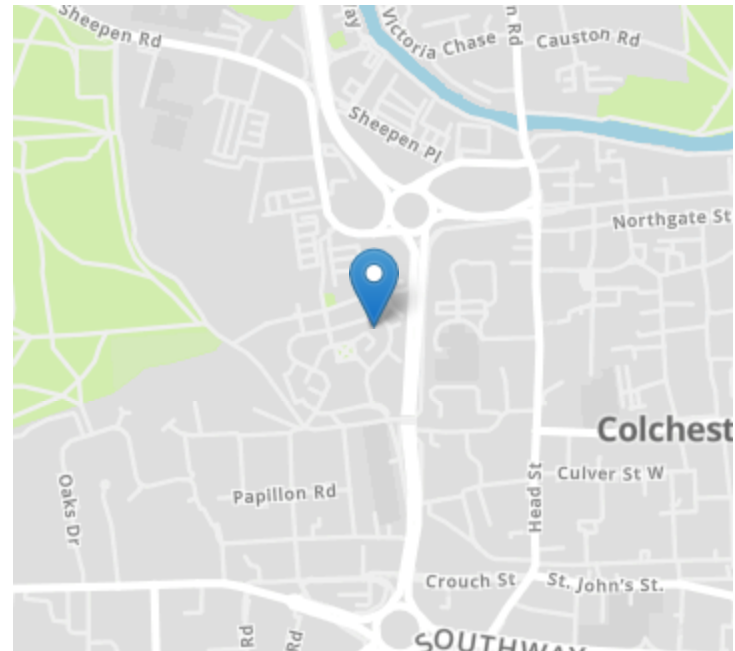
We have been advised by our clients that this property is offered on a leasehold basis, with approximately 133 years remaining as of 2022. The ground rent payable is circa £294.00p per annum, with the annual maintenance charge payable at £1838.00 per annum. This apartment is managed by Redrock.

We advise that any interested parties confirm the above information with their respective solicitor, 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.