



- Exceptional Two Bedroom Top Floor Apartment
- Situated Marginally South Of Colchester's City Centre
- City Centre Station, Shops & Amenities Moments Away
- Two Double Bedrooms
- Modern Kitchen With Integrated Appliances
- Tiled Family Bathroom Suite
- Open-Plan Kitchen/Living/Dining Area
- Double Width South Facing Balcony
- Allocated Parking

1 28, Rowntree Court, Londinium Road, Colchester, Essex. CO2 7NU.

An exceptional two bedroom apartment situated on the top floor of a desirable apartment block, marginally South of Colchester's historic and exciting city centre. Upgraded, improved and presented to the highest of standards, this apartment presents itself as the perfect first time purchase. Boasting excellent reception space and generous bedrooms, it is also spoilt with the rare added luxury of a double width south facing balcony - a real sun trap. If you are looking for a safe haven in the heart of Colchester and within moments of an array of shops, transport links and amenities, then please contact a consultant today to arrange your internal viewing without delay.



Property Details.

Top Floor Apartment

Entrance Hall

12' 8" x 4' 3" (3.86m x 1.30m) LVT wood effect flooring, inset storage, telephone entry system, radiator, doors and access to:

Kitchen/Living/Dining



24' 2" x 13' 7" (7.37m x 4.14m) LVT wood effect flooring, windows and patio doors to front aspect with balcony access, communication points, x2 radiators, made-to-measure electric blinds

High specification kitchen comprising of; a range of fitted high gloss base and eye level units with wood effect worktops over, inset sink, drainer and spray hose tap over, tiled splash back, inset hob with extractor fan over, oven, fridge/freezer, washer/dryer and dishwasher, inset spotlights

Property Details.

Master Bedroom



14' 2" x 9' 2" (4.32m x 2.79m) Patio doors to rear aspect (Juliette balcony), radiator

Bedroom Two



13' 9" x 10' 3" (4.19m x 3.12m) Patio doors to rear aspect (Juliette balcony), radiator

Family Bathroom



A tiled family bathroom suite comprising of; panel bath with screen and shower attachment over, half tiled walls, wash hand basin, W.C, chrome wall mounted towel rail, inset spots, extractor fan

Outside, Balcony & Parking



This property is spoilt with the added luxury of a double width, south facing balcony. The balcony offers privacy from the neighbouring top floor apartments by two glazed privacy screens. There is also outdoor lighting, ideal for the summer evenings. The balcony is also enhanced with outdoor power sockets.

Allocated parking is offered for one vehicle, whilst visitors parking is also available with a visitors permit, on a first come first serve basis.

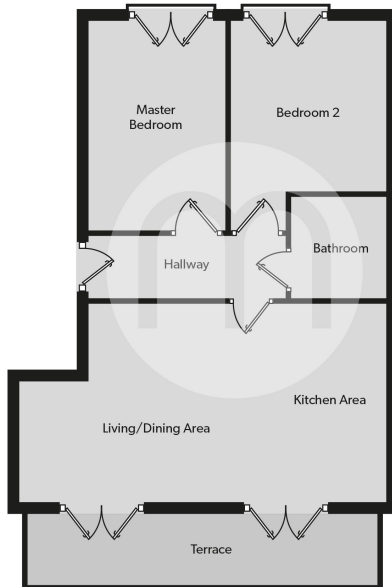
Leasehold Information

We have been advised that this property is offered on a leasehold basis, with the lease term 125 Years Commencing On 1 January 2016, meaning circa 116 years remain on the lease.

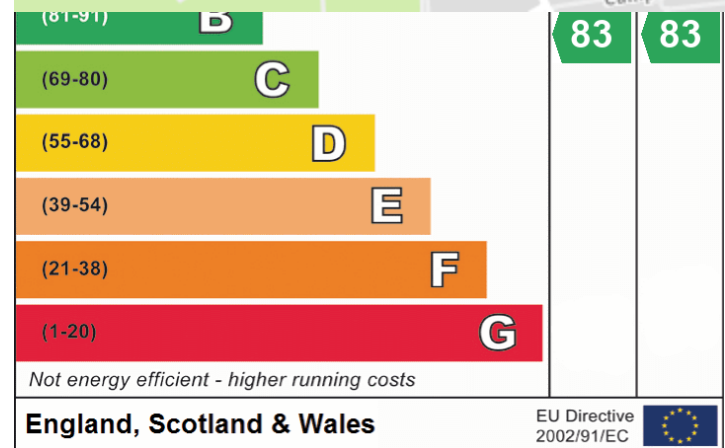
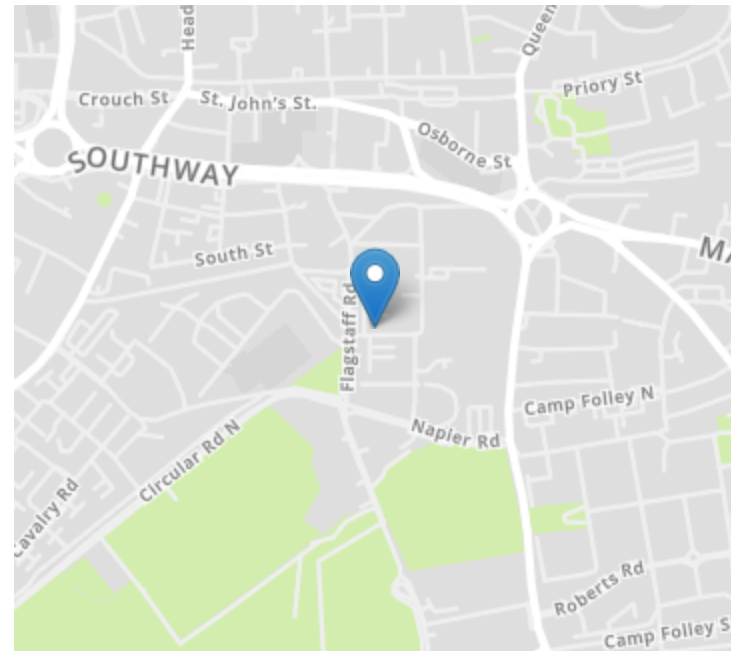
An annual maintenance fee of £1590 per annum (circa.) is payable and ground rent at £250 per annum. We advise all interested parties to confirm this leasehold information with their appointed solicitor at an early stage of their conveyance, to prevent any discrepancy.

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.