



- Guide Price £155,000 - £165,000
- Within Moments Of Colchester's City Centre & Mainline Station
- Ideal First Time Purchase Or Investment Opportunity
- Excellent First Floor Apartment
- Spacious Family Bathroom
- En-Suite To Master Bedroom
- Fitted Kitchen With Space For Appliances
- Allocated Parking For One Vehicle
- Large & Spacious Living Room

## Flat 6 Stuart House, St Peters Street, Colchester, Colchester, Essex. CO1 1BQ.

**\*\*Guide Price £155,000 - £165,000\*\*** A opportunity to acquire an excellent first floor apartment, offering two very generous bedrooms and recently decorated and complete with stylish grey carpet throughout. Accessed via a secure telephone entry system, Stuart House is based in the centre of Colchester's city, home to; bars, restaurants, independent retailers, stores and leisure facilities. It is also moments from Colchester's mainline station, offering direct links to London Liverpool Street within the hour, ideal for working professional. It is also a stones throw away from the picturesque Castle Park, often hosting popular concerts and community events.



# Property Details.

## First Floor Apartment (Accommodation All One Floor)

### Entrance Hall

17' 0" x 3' 8" (5.18m x 1.12m) Entrance door to front aspect, wood effect laminate flooring, storage cupboard, airing cupboard, doors to:

### Master Bedroom



9' 7" x 10' 9" (2.92m x 3.28m) Window to front aspect, electric heater, doors to:

### En-Suite Shower Room



W.C, pedestal wash hand basin, shower cubicle, geometric tiled floor, wall mounted heater, extractor fan, inset spotlights

### Bedroom Two



9' 9" x 10' 9" (2.97m x 3.28m) Window to front aspect, electric heater

### Family Bathroom



Family bathroom suite comprising of; panel bath with shower attachment over, pedestal wash hand basin, W.C, geometric tiled flooring, tiled walls, extractor fan over, wall mounted heater

### Reception Room



12' 9" x 14' 5" (3.89m x 4.39m) Window to front aspect, wood effect laminate flooring, glazed doors to kitchen, communication points

# Property Details.

## Kitchen



7' 5" x 8' 3" (2.26m x 2.51 m) Wood effect laminate flooring, a variety of base and eye level units with work surfaces over, inset four ring electric hob with extractor fan over, inset electric fan assisted oven and grill, space for appliances, tiled splashback

## Outside, Parking & Communal Areas



Stuart House is accessible via secure telephone entry system. This apartment benefits from allocated parking for one vehicle. Well maintained communal areas are on offer, with a choice of seating and the added benefit of a fully equipped gym - strictly for the use of residents.

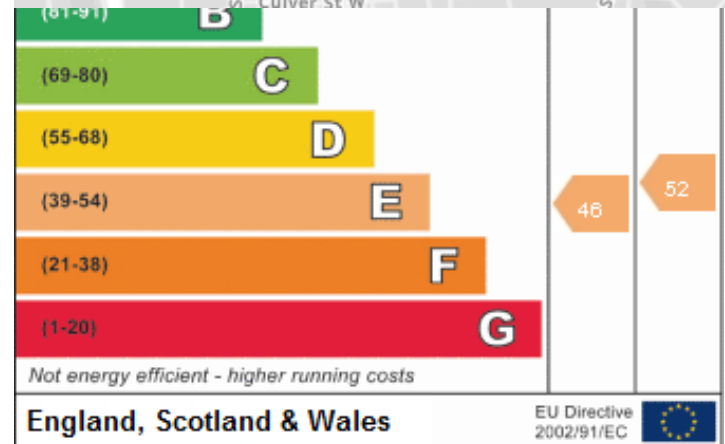
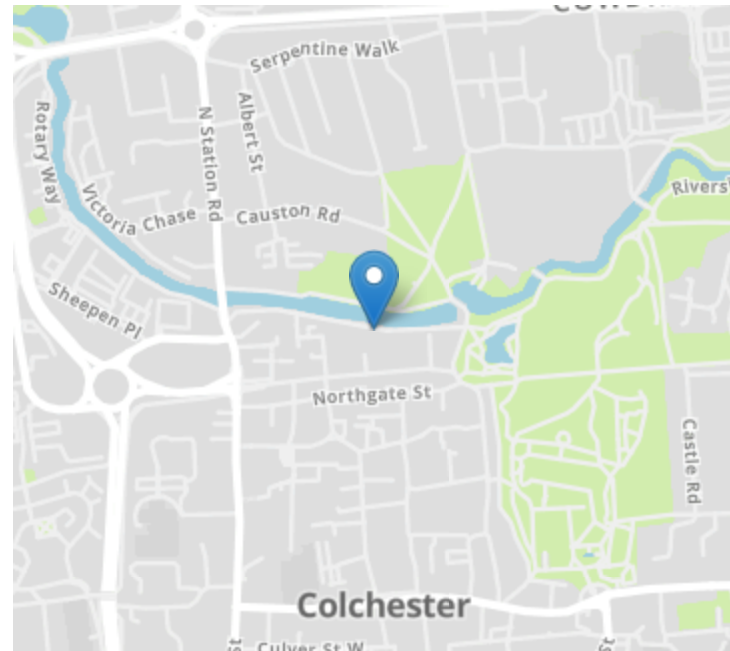
## Leasehold Information

We have been informed by our sellers that this property is offered on a leasehold basis, with approximately 102 years (circa.) remaining on the lease. The ground rent is payable at £140.00 per annum/ £35.00p per quarter and a maintenance charge of circa £1700.00p per annum. The above information has been provided by our vendors in good faith and we ask that 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.