



- Ideal For First Time Buyers, Working Professional Or Investors
- Private Balcony
- Two Double Bedrooms
- Sleek & Stylish Two Bedroom Top Floor Apartment
- En-Suite Shower Room & Family Bathroom Suite
- Prominent North Colchester Position
- Range Of Integrated Kitchen Appliances
- Allocated Parking
- Inset Storage & Utility Area With Plumbing Connected

20 Fleming Way, Colchester, Colchester, Essex. CO4 6BN.

**** Guide Price £250,000 to £260,000 **** An exceptional example of a two double bedroom top floor apartment, positioned favourably to the North of Colchester on the forever popular 'Kingswood Heath' development. Constructed to the highest of standards by a very reputable national house builder, this stunning apartment allows for modern day, contemporary living. The perfect combination of bedroom and living space awaits, complimented with outdoor space in the form of a generous, private balcony.



Property Details.

Second Floor

Entrance Hallway

Living Room/Kitchen/Dining Area



20' 0" x 10' 11" (6.10m x 3.33m)

Master Bedroom



10' 5" x 10' 1" (3.17m x 3.07m)

En Suite



Property Details.

Bedroom Two



15' 0" x 8' 1" (4.57m x 2.46m)

Bathroom



Outside



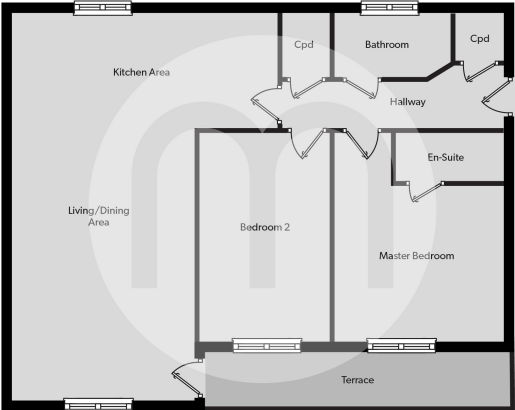
With the private balcony providing stunning views of an attractive greensward, it makes the ideal space for al-fresco dining. The apartment is complete with off road parking. Within striking distance of Colchester's Northern Gateway, home to an array of exceptional amenities, premium health club and with further facilities, it makes the ideal first time purchase.

Agents Notes & Lease Information

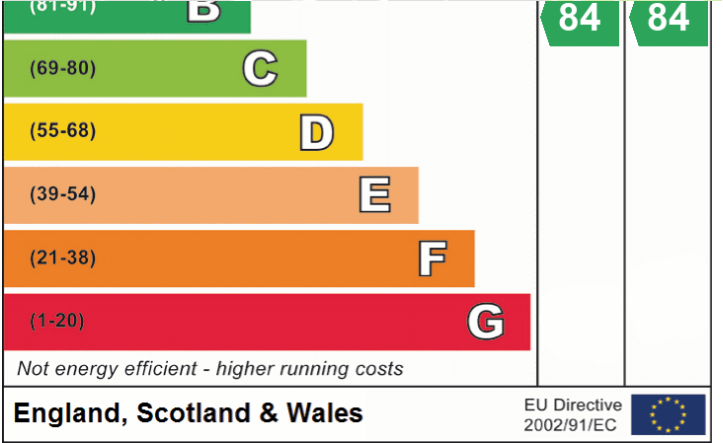
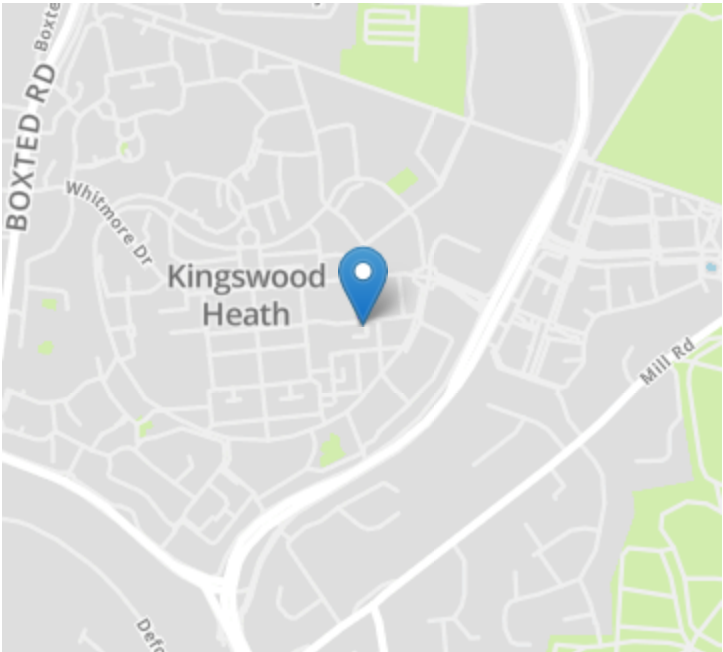
We have been advised by the seller that there is 995 years remaining on the lease with a service charge and ground rent of approximately £200 PCM. We do however advise that all buyers are to clarify this with their solicitor.

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.