




- Located Within This Contemporary Block Of Apartments
- Presented To The Market In Excellent Order
- High Quality Fixtures Throughout
- Allocated Parking
- Open Plan Lounge/Diner/Kitchen With Island Unit
- Modern Ground Floor Apartment
- Two Generous Bedrooms With An En Suite To Master
- Conveniently Close To North Station With Direct Links To London

**Apartment 16 Station Square, Bergholt Road, Colchester, Colchester, Essex. CO4 6DT.**

**\*\*Guide Price £275,000 - £300,000\*\*** A superb opportunity to purchase this spacious, contemporary two bedroom ground floor apartment located within this exceptional recently built block of apartments, conveniently situated next to Colchester's Mainline North Train Station with links to London Liverpool Street within the hour, whilst being within easy reach of Colchester City Centre, The General Hospital and A12.



Call to view 01206 576999 

# Property Details.

## Ground Floor

### Hallway

28' 5" x 3' 5" (8.66m x 1.04m)

### Bedroom One



17' 6" x 9' 6" (5.33m x 2.90m)

### Bedroom Two



19' 5" x 9' 5" (5.92m x 2.87m)

## En Suite



6' 10" x 5' 2" (2.08m x 1.57m)

## Utility Room

8' 7" x 3' 4" (2.62m x 1.02m)

## Bathroom



9' 5" x 8' 6" (2.87m x 2.59m)

# Property Details.

## Living Room/Kitchen/Dining Area



25' 10" x 23' 1" (7.87m x 7.04m)

## Outside



The apartment also comes with two allocated parking spaces with further visitor bays available to the front of the block. Internal viewings are highly advised.

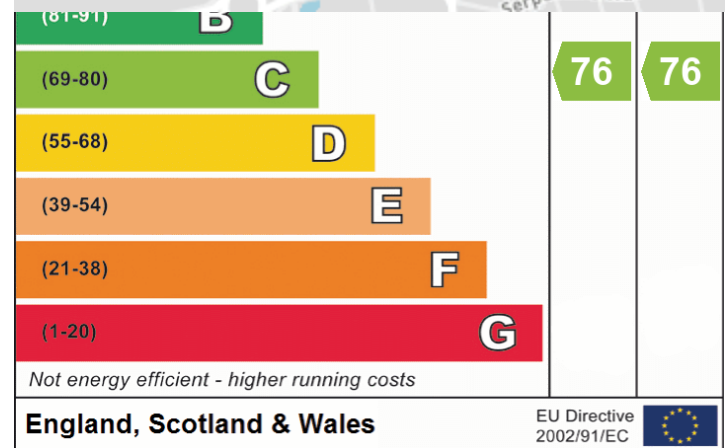
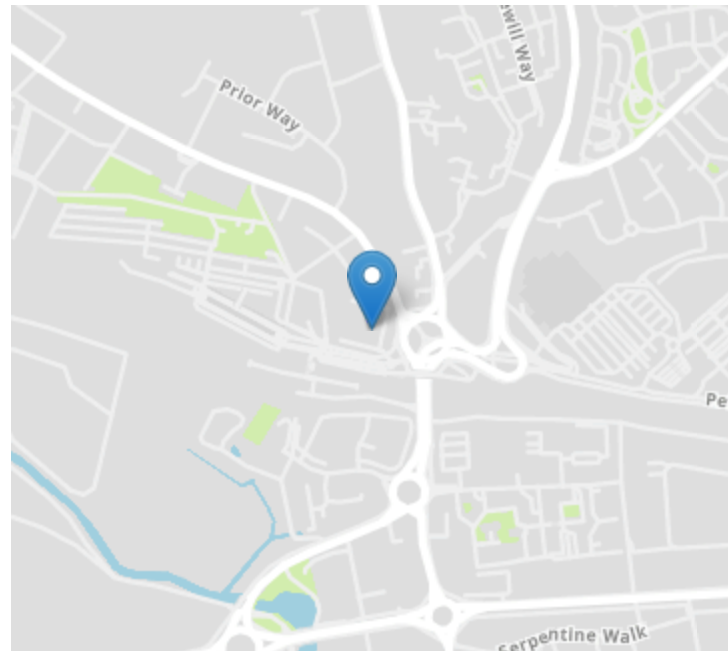
## Agents Notes & Lease Information

As agents we have been advised that there is a lease length of 244 years with a service charge of approx, £2100 Per Annum and a ground rent of approx. £300 Per Annum. We do however advise that all perspective buyers are to clarify this information with their chosen 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.