



- An Excellent One Bedroom Ground Floor Apartment
- Ideal First Home Or Investment Purchase
- Situated In The Popular North Colchester Village Of Gt.Horkelsey
- Communal Gardens
- Large Double Bedroom
- Bathroom Suite
- Stylish Kitchen With Breakfast Bar
- Entrance Hall With Parquet Flooring
- Well-Proportioned Reception Room
- Viewings Available At Request - Appointment Required

## 13 The Crescent, Great Horkesley, Colchester, Essex. CO6 4EH.

**\*\*No Onward Chain\*\*** We are pleased to present this well-presented one bedroom ground floor apartment to market, offering the ideal home for any individual, working professional or couple alike. Presented to market in excellent decorative order and situated within the peaceful and popular North Colchester village of Gt.Horkesley, it is favourably positioned within a short car journey of both Colchester's North Station with direct links to London Liverpool Street Station and also the eagerly anticipated 'Northern Gateway' soon to be home to an array of leisure facilities, restaurants and premium health club. It is also well-connected via the A12/A120 corridor to both London & Ipswich.





# Property Details.

## Ground Floor

### Entrance Hall

Entrance door, parquet style flooring, inset storage, wall mounted heater, doors and access to:

### Bedroom



11' 8" x 10' 6" (3.56m x 3.20m) Window, corner wardrobes, wall mounted heater

## Bathroom



Obscure window, panel bath with shower over, vanity wash hand basin, W.C., wall mounted heater, 1/2 tiled walls

## Reception Room



12' 7" x 11' 8" (3.84m x 3.56m) Window x2, wall mounted heater, communication points, wood effect flooring

# Property Details.

## Kitchen



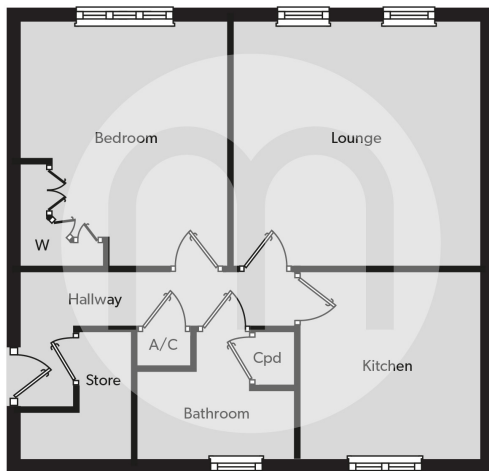
9' 3" x 7' 7" (2.82m x 2.31m) A variety of base and eye level fitted units with work surfaces over, inset oven/grill, inset hob with extractor fan over, tiled splashback, inset sink, drainer and mixer tap over, space and plumbing for washing machine, integrated dishwasher, space for under counter fridge, wood effect floor, breakfast bar with space for stools under

## Leasehold Information

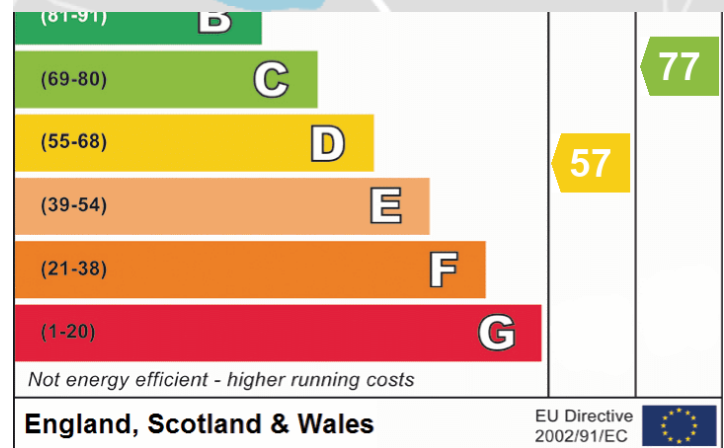
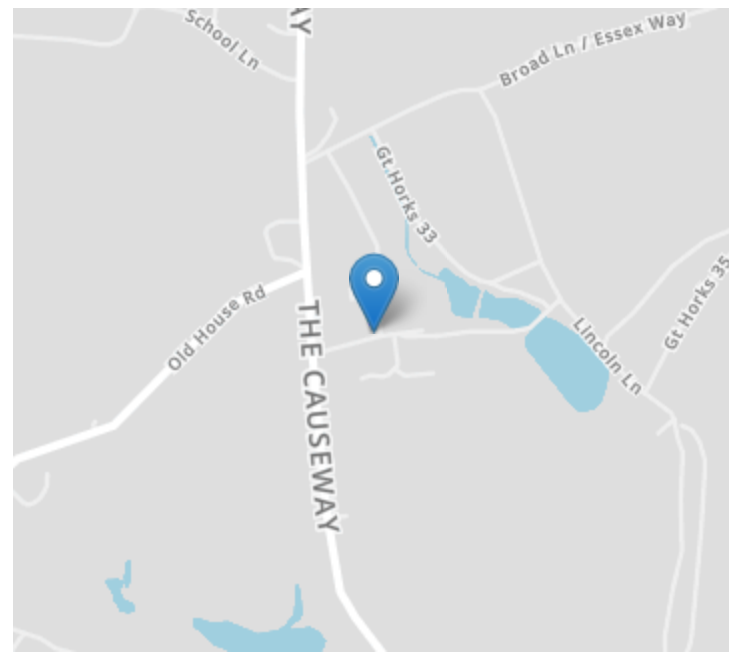
This property is offered on a leasehold basis 125 years from 17 September 2012, with approximately 112 years remaining on the leasehold title. We have been advised that a maintenance charge of £768.00p is payable and an annual ground rent of £10.00p per annum also payable. We advise all interested parties to confirm this information with their legal representative 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.