



- Two Bedroom Apartment
- Ideal First Home Or Investment Purchase
- Popular Mile End Location - Close To Colchester's Northern Gateway
- No Onward Chain
- Two Double Bedrooms
- En-Suite Shower Room
- Separate Bathroom
- Open-Plan Kitchen/Living Area
- Allocated Parking

## 43 Mortimer Gardens, Colchester, Essex. CO4 5ZG.

Offered to the market with the added benefit of no onward chain and positioned to the North of Colchester, resides this excellent two bedroom apartment. Presenting itself as the perfect first-time or investment purchase, this home offers modern open plan living and is conveniently positioned within close proximity of a wealth of useful amenities. This apartment is well-connected by public transport links to Colchester's North Station, offering links to London Liverpool Street within the hour. A12 access is also within easy reach, on the Ipswich/London corridor. A variety of favourable primary and secondary schooling choices are also within easy reach, with the nearby Gilbert Secondary School recently voted 'Outstanding' by Ofsted (please note all mentioned schools are subject to application). Finally, this excellent property is favourably positioned a stones throw from Colchester's eagerly anticipated Northern Gateway, soon to be home to, an array of restaurants, leisure facilities and a premium health club.





# Property Details.

## Second Floor Apartment

### Entrance Hall

2.34m x 3.12m (7' 8" x 10' 3") Entrance door, loft access, inset cupboard (housing water tank), wall mounted heater, secure telephone entry system, access to:

### Kitchen/Living Room



4.13m x 6.11m (13' 7" x 20' 1") Window to front aspect, inset sink with tap over, a range of base and eye level fitted units with work surfaces over and drawers under, inset electric oven/grill with inset hob and extractor fan over, plumbing/space for additional appliance, space for fridge/freezer, wall mounted electric heater, communication points

### Bathroom



2.56m x 2.19m (8' 5" x 7' 2") Jack-and-Jill door to hallway and bedroom two, panel bath with shower hose attachment, pedestal wash hand basin, W.C., wall mounted towel rail, part tiled walls

### Bedroom Two



3.57m x 2.94m (11' 9" x 9' 8") Window to side and rear aspect, wall mounted heater

# Property Details.

## Master Bedroom



4.64m x 2.73m (15' 3" x 8' 11") Window to rear aspect, inset mirror front wardrobes, wall mounted heater, access to:

## En-Suite Shower Room



2.51m x 1.56m (8' 3" x 5' 1") Pedestal wash hand basin, wall mounted towel rail, shower cubicle, W.C., part tiled walls

## Outside & Parking



This apartment benefits from fronting on to an enclosed greensward, as well as allocated parking for one vehicle.

## Leasehold Information

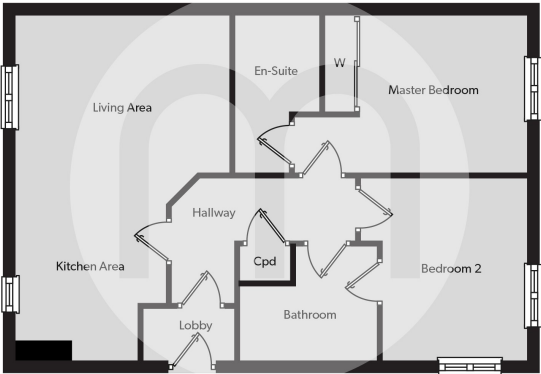
Offered on a leasehold basis, with the leasehold term commencing from 125 years from new as of 1st July 2006 and therefore approximately 106 years remain. An annual service charge is payable at approximately £1720.00p per annum, whilst a ground rent of £364.00p is also payable. We advise all interested parties to confirm this information with their appointed legal representative at an early stage of their conveyance to prevent any discrepancy, as all information is provided by the current occupiers in good faith.

## Additional Information

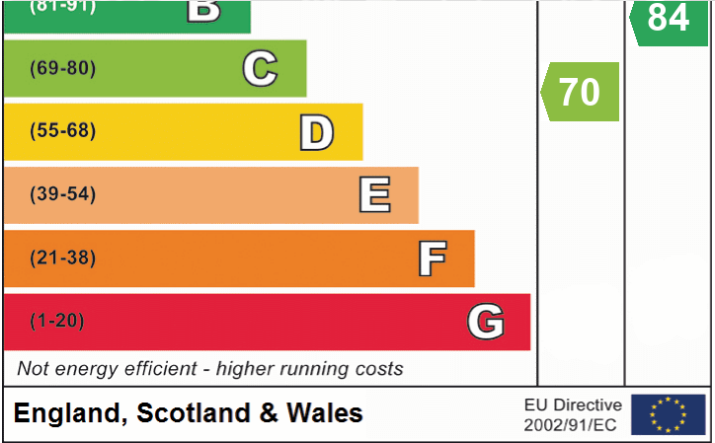
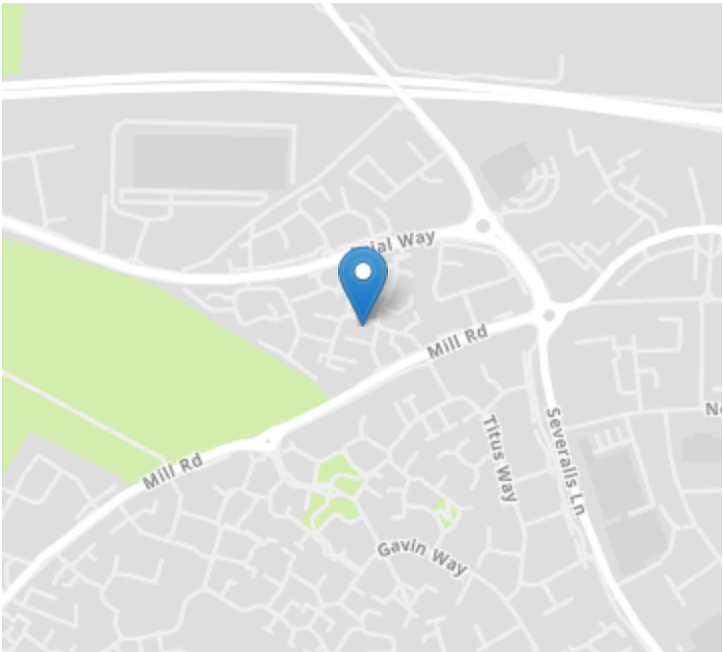
**\*\*Please be advised we have 'virtually cleared' some of the current occupiers' belongings to provide a sense of space due to them currently storing boxes etc whilst preparing for their move\*\***

# 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.