



- Excellent One Bedroom Top Floor Apartment
- Allocated Parking For One Vehicle!
- Scenic Views Of Colchester's City Centre
- Lift Access & Telephone Entry System
- Well-Maintained Communal Areas
- Large Double Bedroom With Mirror Front Wardrobes
- Luxury Bathroom
- Focal Kitchen/Dining/Living Space
- Full Range Of Intergrated Appliances
- Underfloor Heating
- Ideal First Home Or Investment Purchase

## Flat 33, 140 High Street, Colchester, Colchester, Essex. CO1 1QW.

**\*\*Guide Price £175,000 - £185,000\*\*** Situated in the centre of Colchester's historic city centre is '140 High Street', a modern complex of apartments that is seconds from a vast array of stores, boutiques, restaurants/bars and facilities and contains this excellent one bedroom top floor apartment. Complete with enviable modern specifications and offering skyline views of the city centre, including Trinity Church, it offers a secure retreat whilst being moments from all of the excitement that Colchester has to offer. For the working professional, Colchester's mainline station is a short ten minute walk down hill, offering links to London Liverpool Street within the hour. If all of the above wasn't enough in itself, this apartment also benefits from an allocated parking space and lift access. Presenting itself as the ideal first time purchase or investment, viewings can be arranged via one of our consultants without delay.



# Property Details.

## Top Floor Apartment (Lift Access Available)

### Entrance Hall

2.60m x 3.22m (8' 6" x 10' 7") Entrance door (from communal areas), windows to front aspect, LVT flooring, access and doors to:

### Kitchen/Living/Dining Room



5.48m x 4.67m (18' 0" x 15' 4") Window to front aspect, LVT flooring throughout, an array of modern fitted high gloss base and eye level kitchen units with wood effect work surfaces over, inset sink, drainer and tap over, a full range of integrated appliances including; oven, hob, dishwasher, microwave oven

# Property Details.

## Bedroom



3.74m x 3.88m (12' 3" x 12' 9") Window to front aspect, mirror front wardrobes, LVT flooring

## Bathroom



2.28m x 2.03m (7' 6" x 6' 8") LVT flooring, W.C., vanity wash basin, panel bath with screen and shower over, towel rail

## Leasehold Information



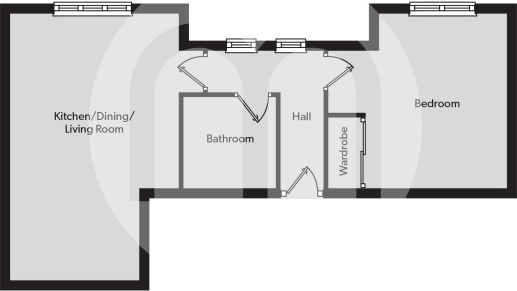
We have been informed that this property is offered on a leasehold basis, 126 years (plus 3 days) from and including 17 January 2018, meaning approximately 119 years remain on the lease term. A service charge of £1 200 per annum (paid £600 every six months) and ground rent of £1 77.50p is payable per annum. This information has been provided by our clients in good faith and we encourage all interested parties to confirm this information at the stages of a sale being agreed with a consultant and also at the early stages of your conveyance with a legal representative, to prevent any discrepancy.

## Additional Information

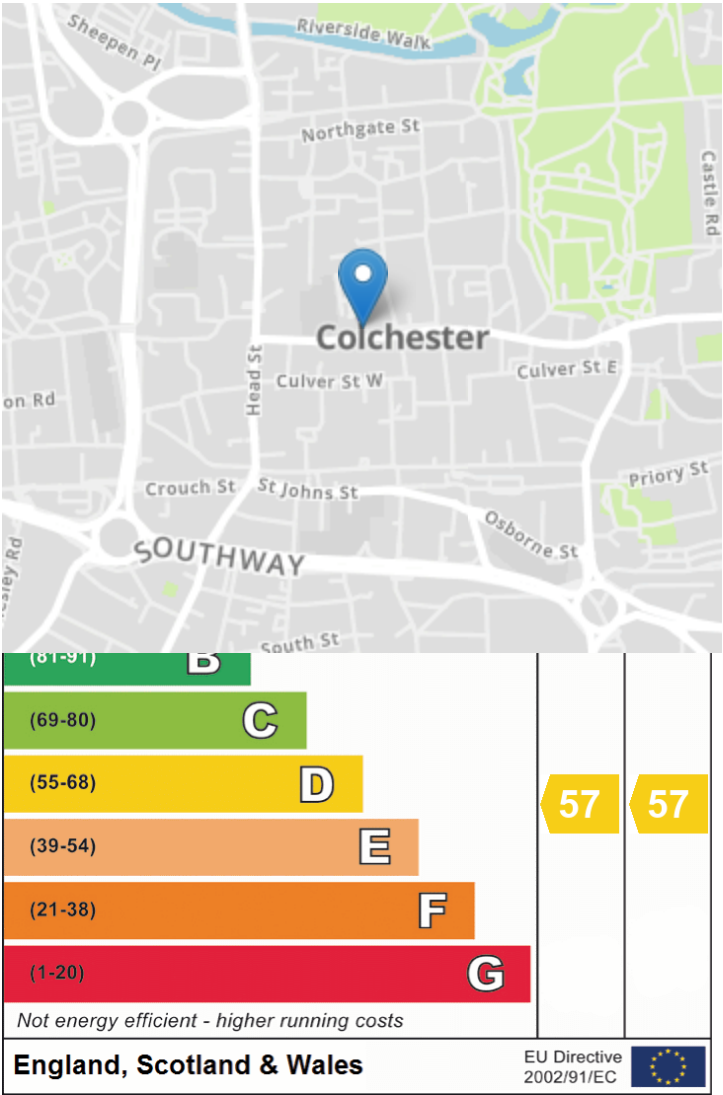
- Allocated parking for one vehicle available.
- Lift access.
- Secure telephone entry system.

# 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.