



- Ground Floor Apartment
- Popular South-West Colchester Location - Close To Shops, Amenities & Bus Network To City Centre
- One Bedroom Ground Floor Apartment
- Spacious Bedroom
- Well-Proportioned Living Room
- Bathroom
- Kitchen With Space For Appliances
- Communal Gardens
- No Chain

## 5 Wilkin Court, Colchester, Essex. CO3 4TA.

Wilkin Court, Colchester, CO3 – Prettygate Location – Ground Floor One Bedroom Apartment - An ideal first-time purchase, this ground floor apartment offers comfortable living all on one level and is available with no onward chain. A welcoming entrance hall leads to a sizeable reception room, while the fitted kitchen provides space for appliances. The property also benefits from a tiled bathroom suite. The generous master bedroom offers ample space for freestanding furniture. Externally, communal gardens surround Wilkin Court and are available for use by residents.





# Property Details.

## Ground Floor

### Entrance Hall

### Living Room



### Kitchen



## Bathroom



## Bedroom



# Property Details.

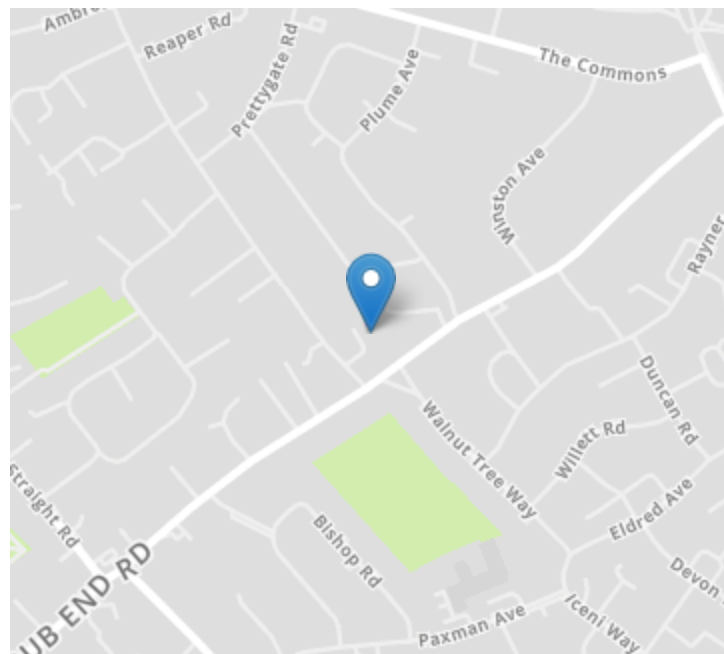
## Leasehold

The lease is 125 years from 4 March 1991, with approximately 90 years remaining. Please contact a consultant for further information regarding ground rent and service charge payable. We advise all interested parties to confirm these details with their legal representative at an early stage of the conveyance to avoid any potential delays.

# Property Details.

## Floorplans

## Location



## Energy Ratings

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.