



- First Floor Apartment
- Two Double Bedrooms
- Two Bathrooms
- Fitted Kitchen
- Open Plan Lounge/Diner/Kitchen
- Balcony
- Allocated Parking

3 Turbine Road, Colchester, Essex. CO4 5ZW.

An outstanding two bedroom first floor apartment, presented to an incredible standard throughout and set in a splendid position in the ever sought after New Braiswick Park development, within striking distance of North Station. This fabulous home is presented in excellent decorative order by the vendor and enjoys an array of stylish, spacious accommodation throughout, including the benefit of its own private balcony, accessed via French doors from the living room. Further highlights include two double bedrooms, two bathrooms, a stunning fully integrated kitchen. Making the ideal first time purchase or investment, early inspections are strongly advised.



Property Details.

First Floor Apartment

Entrance Hall

With storage cupboard and doors to;

Open Plan Lounge/Diner/Kitchen



21' 5" x 20' 11" (6.53m x 6.38m) An open plan 'L' room offering windows to front and rear, French doors to balcony, TV point.

Kitchen Area: a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, space for fridge/freezer, washing machine and tumble dryer, electric oven and hob with extractor hood over.

Property Details.

Bedroom One



10' 8" x 10' 3" (3.25m x 3.12m) With French doors to Juliet balcony, two built in wardrobes, door to;

Bathroom



With window to front, panelled bath, wash hand basin, enclosed cistern WC, part tiled walls, extractor.

En-Suite



With double shower cubicle, enclosed cistern WC, wash hand basin, part tiled walls, extractor.

Balcony



With space for bistro set.

Bedroom Two



10' 4" x 8' 4" (3.15m x 2.54m) With window to rear.

Parking

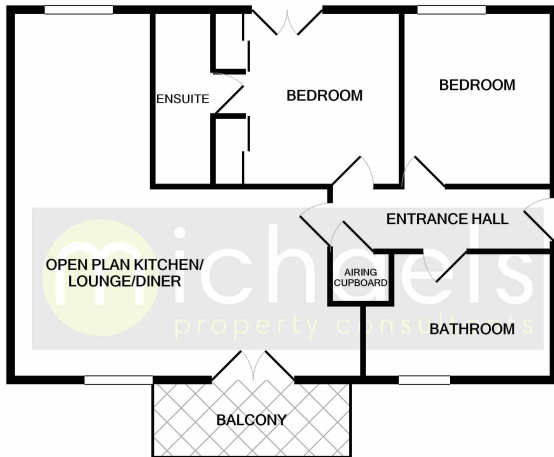
Allocated parking (space 175) and visitor spaces available.

Lease Information

We have been advised by the current owners the current lease term is 125 years from 2008 and the service charge is approx. £60 a month and the ground rent is £300 per annum. However we do advised any prospective purchaser to confirm this information with their chosen conveyancer.

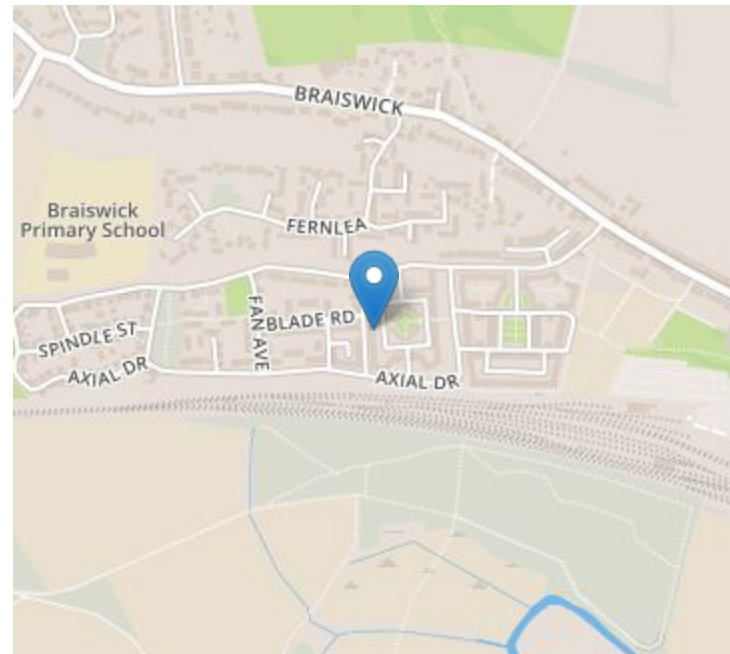
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.