



- Excellent Two Bedroom Top Floor Apartment
- Close To North Station, City Centre & An Array Of Amenities
- Two Double Bedrooms
- Bathroom
- Inset Wardrobes & Storage
- Two Private Balconies/Terraces
- Open Plan Kitchen/Dining/Living Room
- Allocated Parking
- Offered With The Added Advantage Of No Onward Chain!

14 Gilbert Court, Clarendon Way, Colchester, Essex. CO1 1DL.

Offered to market with no onward chain, this excellent two bedroom top floor apartment is ideal for the working professional, first time buyer or couples alike. This apartment showcases open plan living to a high standard, whilst complete with modern fitments and the added benefit of two private balcony/terraces. This home is also conveniently positioned a stones throw from Colchester's mainline station (offering links to London Liverpool Street within the hour) and also a short walk into Colchester's historic and vibrant city centre. As agents we encourage early viewings to appreciate all that is on offer.



Property Details.

Top Floor Apartment

Entrance Hall



Entrance door, storage cupboard, radiator, secure entry system, doors and access to:

Master Bedroom



13' 11" x 9' 3" (4.24m x 2.82m) Doors leading to private terrace, radiator

Bedroom Two



12' 0" x 11' 6" (3.66m x 3.51m) Window to rear aspect, built in wardrobe, radiator

Family Bathroom



Bathroom suite comprising of; W.C, wash hand basin, panel bath with shower over and curtain, radiator

Property Details.

Kitchen/Living/Family Room



19' 10" x 11' 9" (6.05m x 3.58m) Window and patio doors to rear aspect (leading to private terrace), a variety of fitted base and eye level units with work surfaces over, inset sink, drainer and tap over, inset oven and hob with extractor fan over, inset fridge/freezer radiator, communication points

Additional Information



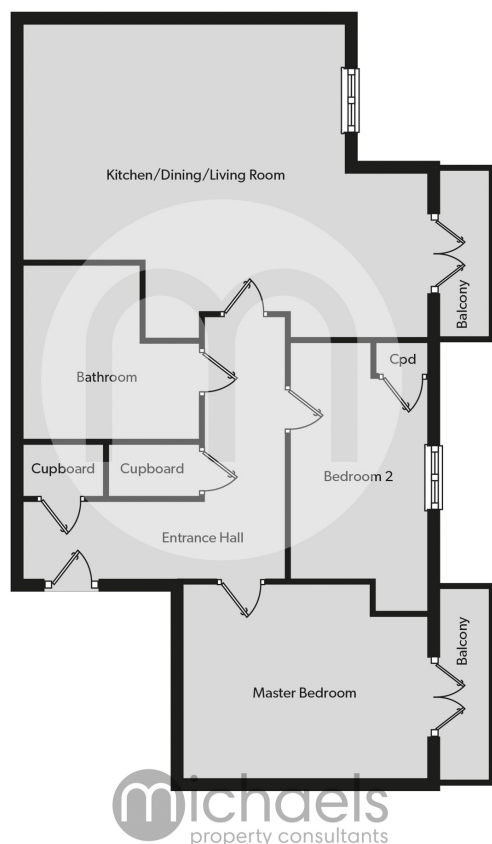
There is additional storage in the loft space.

We have been advised that this property is offered on a leasehold basis, 125 Years From 1 January 2008, with 108 years approx. remaining.

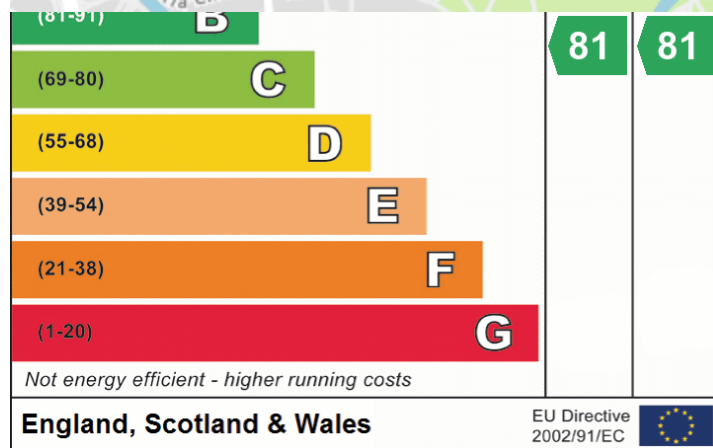
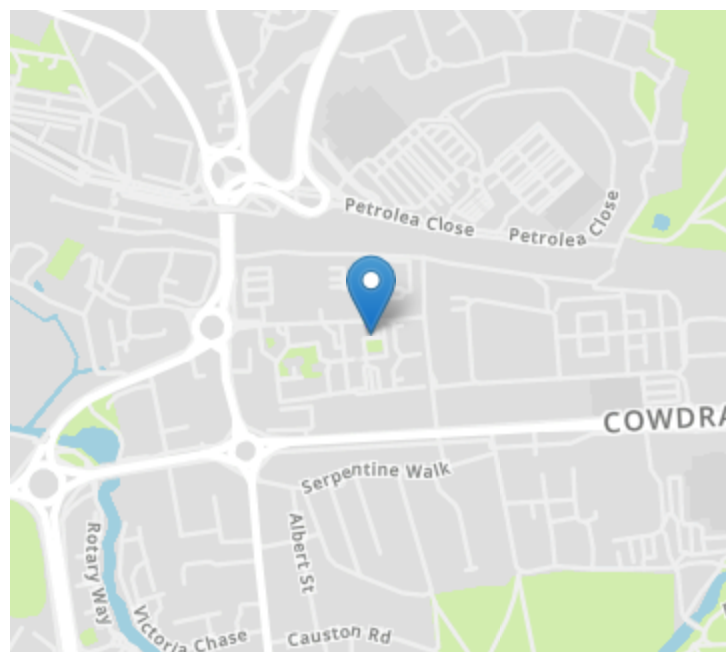
We understand the current charges to be £430.00p for the ground rent per annum (with a recent deed of variation completed) and a service charge payable at circa £1300.00p per annum. We ask all interested parties to confirm this information with their legal representative at an early stage of their conveyancing, 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.