



- Guide Price £200,000 - £210,000
- Spacious Duplex Apartment
- Generous Living Accommodation
- Two Double Bedrooms With En-Suite To Master
- Modern Family Bathroom
- Sizeable Lounge/Diner
- Ample Storage
- Allocated Parking
- Long Lease / 981 Years Remaining

12 Clarendon Way, Colchester, Essex. CO1 1AG.

Rarely available to the market is this two double bedroom top floor duplex apartment conveniently located within a short proximity to Colchester's North mainline train station with links to London Liverpool Street within the hour. This spacious duplex offers ample living and bedroom accommodation throughout and benefits from a LONG LEASE and would be ideal for a commuter or investor due to the nature of its location. Offering a sizeable lounge/diner, modern kitchen with matching units and appliances, family bathroom suite, a spacious master bedroom benefiting from a tiled en-suite shower room and a further double bedroom.



Property Details.

Top Floor Duplex Apartment

Entrance Hall

With telephone entry system, stairs to first floor, storage cupboard, electric storage heater, stairs rising to first floor, doors to:

Living Room



17' 7" x 10' 11" (5.36m x 3.33m) With double glazed window, electric heater, TV point.

Kitchen



9' 4" x 6' 8" (2.84m x 2.03m) With double glazed window, range of wall and base level units, roll edge work surfaces, inset sink and drainer with mixer tap, tiled splashbacks, integrated oven and four ring hob, integrated fridge/freezer, space for washing machine, built-in dishwasher.

Bedroom Two



11' 5" x 10' 10" (3.48m x 3.30m) With double glazed window, electric heater.

Family Bathroom



With panelled bath with shower over, pedestal wash hand basin, low level w.c., part tiled walls, radiator, shaver point, double glazed obscure window.

First Floor

Landing

With Velux window and doors to;

Property Details.

Master Bedroom



20' 4" x 9' 8" (6.20m x 2.95m) With restricted head height, electric storage heater, double glazed window, door to:

En-Suite Shower Room



Tiled shower cubicle, pedestal wash hand basin, low level w.c., part tiled walls.

Outside



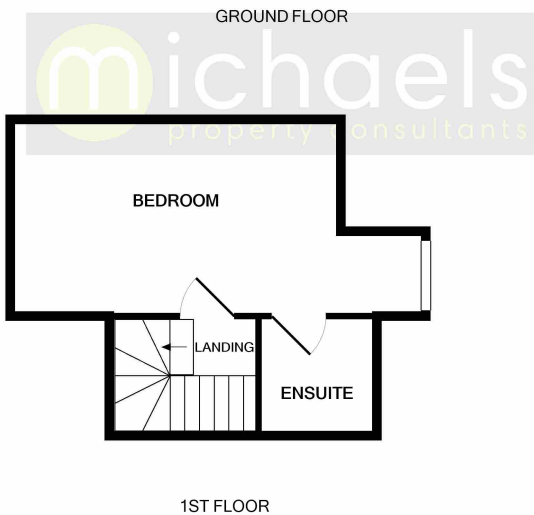
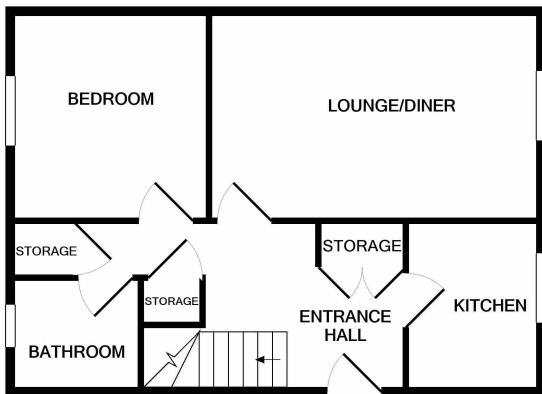
The property benefits from one allocated parking space (No. 49) Bin storage and a communal bike shed.

Lease Information

The current vendor has advised that the property benefits from a long lease with 981 years remaining. There is also a ground rent and service charge payable at £935 per annum to Rowan Place Management Company.

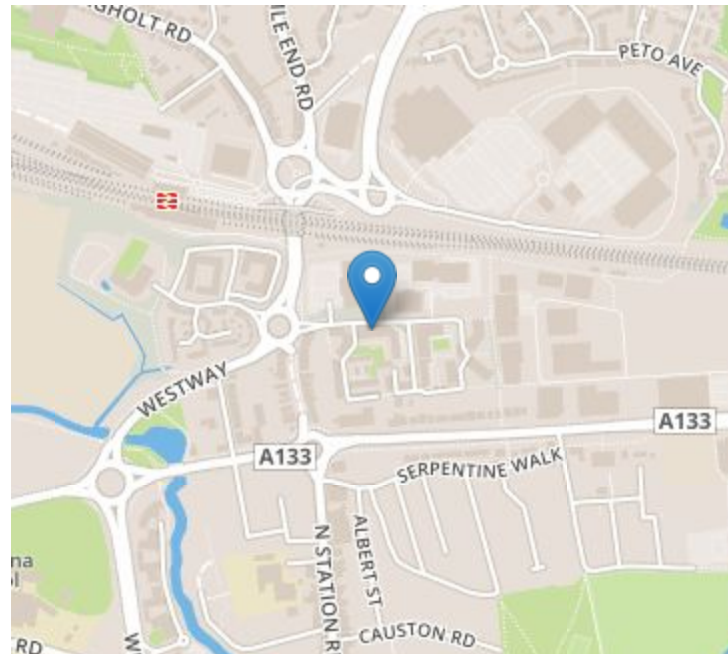
Property Details.

Floorplans

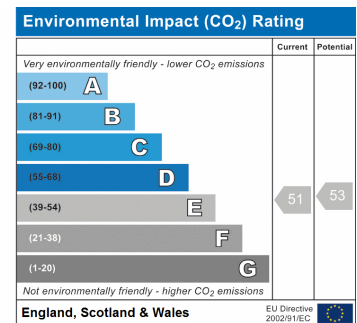
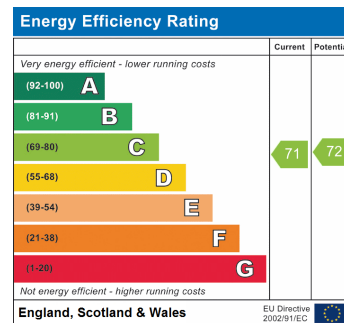


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.