



- Stunning Apartment
- Modern Open Plan Living
- Two Double Bedrooms
- En suite & Family Bathroom
- Offered with No Onward Chain
- Superb Town Centre Position
- Secure Gated Parking

3 Priory Court, Crouch Street, Colchester, Essex. CO3 3HH.

Set in a truly superb town centre position in Crouch Street, with it's fabulous array of boutique shops, restaurants and bars and also within close proximity to North Station, is this stunning two bedroom apartment. The spacious accommodation comprises of an entrance hall, a spacious open plan kitchen/dining/living space, two generous bedrooms and two luxury bathrooms. The property also features the excellent benefit of secure undercover parking, accessed via electric barriers. Offered with no onward chain, early internal inspection is essential.



Property Details.

First Floor

Entrance Hall

Electric heater, storage cupboard.

Open Plan Living Room/Kitchen



18' 4" x 14' 2" (5.59m x 4.32m) UPVC window to front, wood effect flooring, a range of base and eye level units with work surface over, space for fridge/freezer, plumbing for washing machine, electric oven and hob with extractor over, TV and telephone points, electric heater.

Bedroom One



11' 8" x 10' 6" (3.56m x 3.20m) UPVC window to rear, mirror fronted built in wardrobes, electric heater.

EnSuite



Low level WC, pedestal wash hand basin, double shower cubicle, electric towel rail, part tiled walls, extractor fan.

Bedroom Two



13' 3" x 8' 2" (4.04m x 2.49m) UPVC window to rear, electric heater.

Property Details.

Bathroom



Low level WC, pedestal wash hand basin, panel bath, electric towel rail, shaver points, part tiled walls, extractor fan.

Parking



The property benefits from secure undercroft parking, accessed via electric barriers.

Lease Information

The lease has approx 989 years remaining

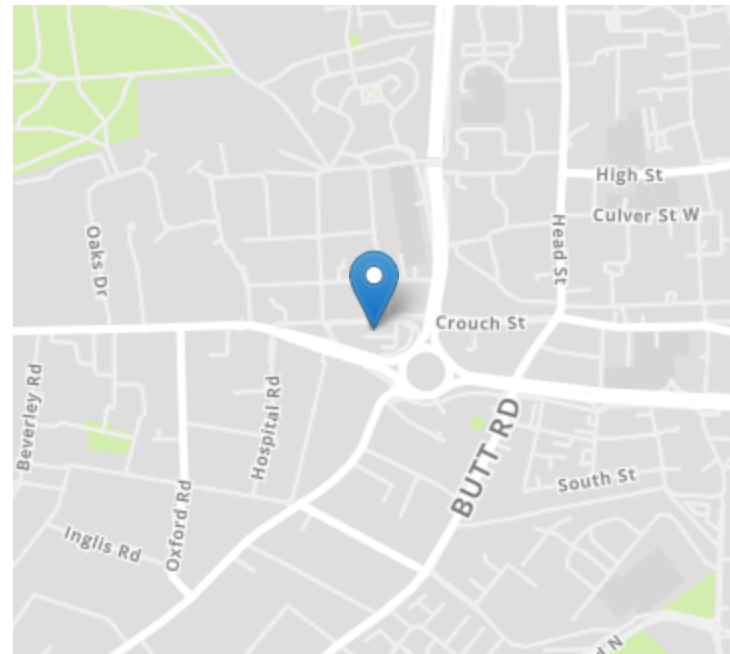
We have been advised by our client that service charges are approx £1600 per annum, with ground rent payable at £250 per annum. The services charges include building insurance, water rates and maintenance of the secure car park.

We advise the above to be checked by your conveyancer.

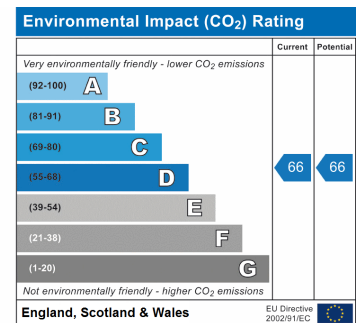
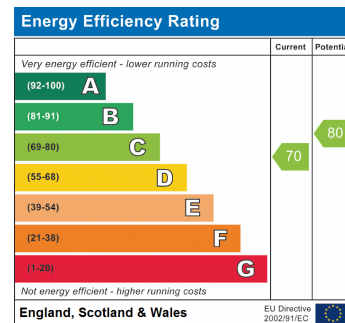
Property Details.

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.