



- Guide Price £140,000 - £150,000
- Two Bedroom First Floor Apartment
- South Colchester Location & In Easy Access Of An Array Of Local Amenities & Bus Transport Links
- No Onward Chain
- Private Garden!
- Two Double Bedrooms
- Reception Room With Added Benefit Of A Balcony
- Fitted Kitchen
- Tiled Shower Room
- Viewings Available At Request

Call to view 01206 576999 

### Flat 9 Dedham Court, Stalin Road, Colchester, Essex. CO2 8SN.

\*\*Guide Price £140,000 - £150,000\*\* Offered to market with no onward chain is the excellent and spacious, two bedroom first floor apartment. Complete with the rare advantage of it's very own private garden and balcony, it offers both generous internal and outdoor space. Situated slightly South of Colchester's historic and vibrant city centre it offers a wealth of amenities and facilities close by, including; Colchester city's station with links to London Liverpool Street, an array of shops and amenities, leisure facilities and more. Offering generous bedroom and reception space throughout, this apartment is available to view without delay.



# Property Details.

## First Floor Apartment

### Entrance Hall

Entrance door, radiator, storage cupboard x2, consumer units, doors and access to:

### Kitchen



2.74m x 3.31m (9' 0" x 10' 10") Fitted kitchen comprising of; a range of base and eye level fitted units with work surfaces over, tiled walls and floor, inset sink, drainer and taps over, space for appliances, wall mounted boiler, washing machine plumbing/space for, window to front aspect, radiator

### Reception Room



3.11m x 5.18m (10' 2" x 17' 0") Window to rear aspect, patio doors to balcony, radiator, communication points

### Shower Room



Window to front aspect, wash hand basin, W.C., tiled walls, radiator, shower cubicle

# Property Details.

## Master Bedroom



3.58m x 3.9m (11' 9" x 12' 10") Window to rear aspect, radiator, inset storage

## Bedroom Two



2.78m x 3.81m (9' 1" x 12' 6") Window to side aspect, radiator, inset storage

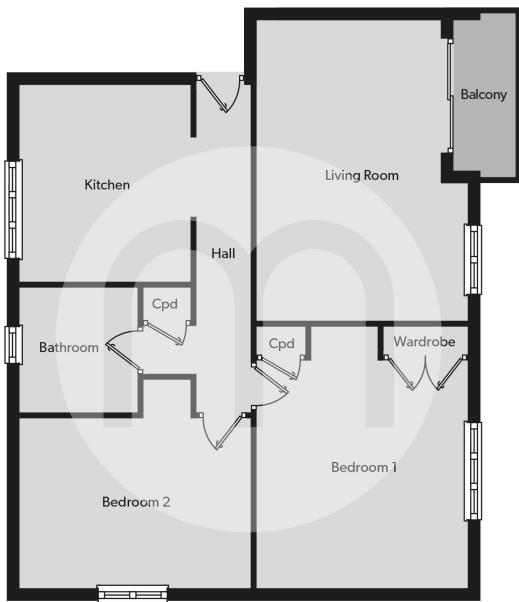
## Leasehold Information



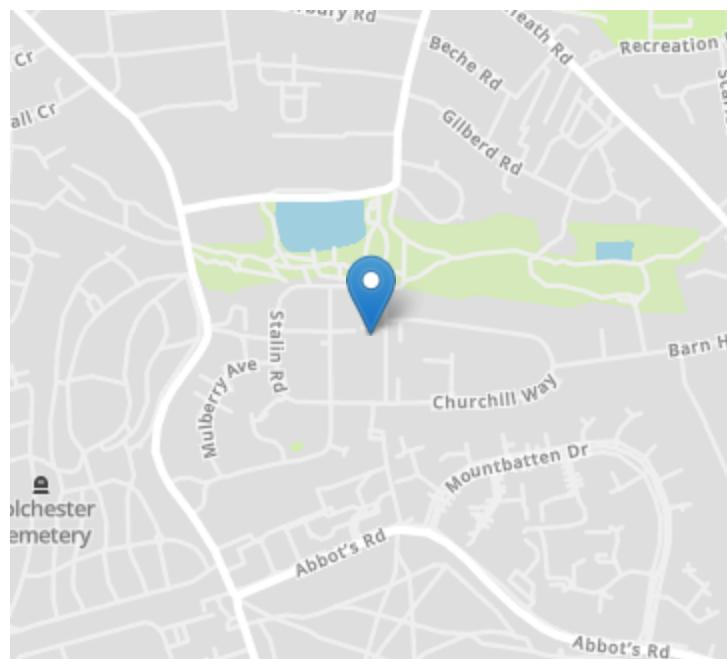
Leasehold Information - This property is offered on a leasehold basis, with approximately 107 years remaining. The ground rent is payable at approximately £10.00p per annum and a maintenance charge of £714.00p (approx) per annum is payable. We advise all interested parties to confirm this information with their legal representative at an early stage of their conveyance to prevent any discrepancy.

# 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.