



- No Onward Chain
- Within Walking Distance To Colchester City Centre, Station & Amenities
- First Time Purchase Or Investment Opportunity
- Well Presented And Maintained Throughout
- Open Plan Living Room/Dining Area/kitchen
- Allocated Parking
- One Double Bedroom

Flat 16, 49 The Coach House, East Street, Colchester, Essex. CO1 2TG.

A perfect opportunity has arisen with this fabulous, one bedroom apartment located within walking distance of two of Colchester's stations (Colchester Hythe and Colchester) with direct links to London Liverpool Street, Colchester City Centre and a short walk to University Of Essex. The property is well presented throughout and features a double bedroom with an en-suite bathroom, open plan and contemporary kitchen & living space and comes with gated allocated parking. Early viewing is advised to avoid disappointment. The Coach House is ideally placed with Colchester Stations all within easy distance. Main bus routes are right outside your front door too. Many restaurants and convenience stores are also on East Hill itself for your day to day needs. Each Apartment has one allocated secure parking space, with further spaces for visitors



Property Details.

First Floor

Entrance Hallway

Laminate flooring, door to front, consumer unit, smoke alarm, doors to:

Bedroom One



10' 7" x 9' 11" (3.23m x 3.02m) UPVC window, electric storage heater, TV point.

Shower Room



Tiled flooring, double width walk in shower with tiled walls, vanity wash hand basin with tiled splash backs, low level WC, shaver point, UPVC window, extractor fan.

Open Plan Living Room/Kitchen



16' 11" x 13' 9" (5.16m x 4.19m) Laminate flooring, UPVC window, range of base and eye level units, electric hob with extractor over, integrated electric oven, fridge/freezer and dishwasher, inset stainless steel sink with mixer tap and drainer, washer dryer, storage cupboard with shelving, spotlights

Outside

To the rear of the property, secure by double gates, is one allocated car parking space with further visitors spaces available on a first come first serve basis. There is also a refuse area for waste.

Agents Notes & Lease Information

This apartment is offer on a leasehold basis and a lease term of 118 Years. The service charge payable is in the region of £108.00 per calendar month and the ground rent payable at £300 per annum. Building insurance is included. The managing agents are Sapphire.