



- No Chain
- Sought After Location
- Spacious Ground Floor Apartment
- Double Bedroom
- Luxurious Shower room
- Allocated Parking

### Flat 16 The Truman, Colchester Road, West Bergholt, Essex. CO6 3TJ.

A stunning one bedroom ground floor apartment forming part of the sought after Truman Buildings development, set in the peaceful village of West Bergholt and yet within close proximity of North Station and the area's delightful array of amenities. The property is presented to the market in excellent decorative order and features an array of spacious and stylish accommodation throughout. Highlights include double bedroom, luxury shower room, a modern fitted kitchen and a fabulous open plan living & dining space with dual aspect. The property benefits of one allocated parking space. Offered with no onward chain, internal inspection essential.





# Property Details.

## Entrance Hall

Airing cupboard, electric heater, doors leading to;

## Living/dining Room



12' 9" x 13' 3" (3.89m x 4.04m) Two sash windows to side aspect, TV and phone points, double storage cupboard, electric heater.

## Kitchen

12' 2" x 5' 6" (3.71m x 1.68m) Sash windows to side and rear aspect, a range of wall and base units over an area of roll top work surface, electric oven, electric hob, washing machine, fridge, inset stainless steel sink and drainer, tile splash backs.

## Bedroom



13' 1" x 7' 6" (3.99m x 2.29m) Sash window to side aspect, electric heater.

## Shower Room



Low level WC, wash hand basin, double fully tiled shower cubical, extractor fan, part tiled walls.

## Parking

One allocated parking space, visitors parking available.

## Lease information

Lease information the lease has 972 years remaining (the lease having commenced from 01/09/1991 for a term of 999 years). Excluding reserve fund contributions which are variable, the service charge was £739.08 and the estate charge was £150 for the last 12 months (total £889.08).