



- Stunning Example of A Luxury One Bedroom Apartment
- High Specification Throughout
- High Quality German Kitchen With Integrated Appliances
- Spacious Open Plan Living Area
- Fully Tiled Modern Shower Room
- First Floor Apartment With Allocated Parking
- Walking Distance To Colchester North Station & Town Centre
- Internal Inspections Essential

Apartment 11, 25 Oak House, St Peters Street, Colchester, Essex. CO1 1EW.

Located within the heart of Colchester town centre offering a wealth of amenities, a stones throw from the beautiful Castle Park and within easy reach to Colchester North Station is this stunning converted apartment. The apartment is situated on the first floor and comprises of a private entrance hall with video phone entry system, spacious open plan living/kitchen with high specification integrated German kitchen, sizeable double bedroom and modern fitted fully tiled shower room. Externally the property benefits from a private parking space. The apartment has been finished to an extremely high standard offering contemporary luxury modern living. An ideal buy to let investment or first time purchase.



Property Details.

Entrance Hall



Entrance door to entrance hall, engineered wooden flooring, radiator, telephone entry system, doors leading to;

Shower Room



Low level WC, pedestal wash hand basin, fully tiled double walk in shower cubicle with oversized luxury shower head, chrome heated towel rail, fully tiled walls, extractor fan.

Living Area



17' 9" x 8' 8" (5.41m x 2.64m) Double glazed window to rear aspect, TV and telephone points, engineered wood flooring, radiator.

Property Details.

Kitchen Area



9' 7" x 6' 0" (2.92m x 1.83m) A range of base and eye level high quality German units with work surface over, four ring gas hob, electric oven, stainless steel sink unit with tap and drainer, integrated fridge freezer and integrated washing machine.

Bedroom One



11' 6" x 9' 04" (3.51m x 2.84m) Double glazed window to rear aspect, radiator, engineered wood flooring.

Parking



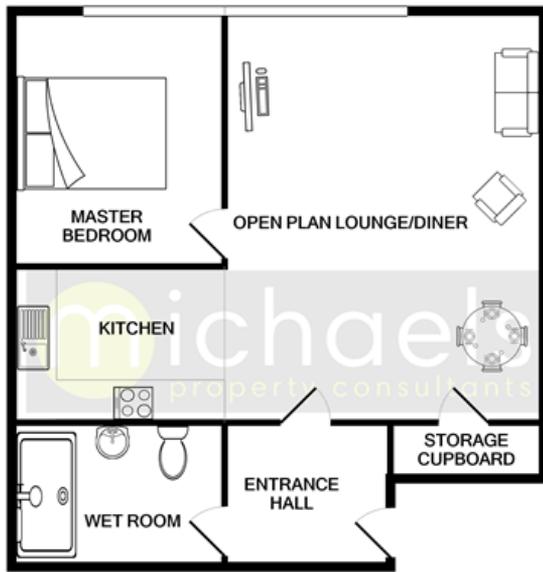
The apartment benefits from one allocated parking space.

Lease and Service Charges information

There are 123 years remaining on the lease. The ground rent is £300 per annum, the service charge is £64 per calendar month payable to E&M management LTD.

Property Details.

Floorplans

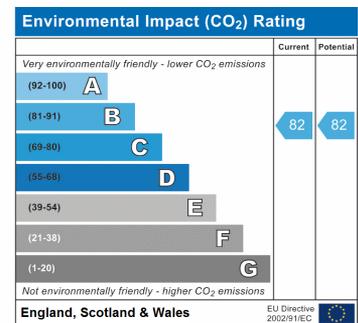
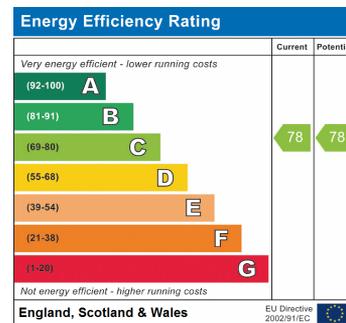


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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