



- First Floor Apartment
- Two Generous Bedrooms
- Lounge/Diner with Juliet Balcony
- Modern Bathroom Suite
- Well Presented
- Allocated Parking
- Easy Access To A12 & Train Station

11 Springham Drive, Colchester, Essex. CO4 5FN.

A bright and spacious first floor two bedroom apartment located in a desirable location to the North of Colchester within close proximity to the A12 and mainline stations. The apartment comprises of welcoming entrance hall with ample storage, a very sizeable living/dining room with Juliette Balcony, fully fitted modern kitchen, two generous bedroom and a family bathroom. Externally there is one allocated parking space and a bin & bike store. Ideal for a first time buyer or investor, internal viewings are highly advised.



Property Details.

Entrance Hall

With Solid oak flooring, radiator, storage cupboard and doors to.

Bedroom One



11' 1" x 9' 3" (3.38m x 2.82m) With double glazed window to front, radiator, built-in wardrobe.

Bedroom Two



11' 2" x 7' 8" (3.40m x 2.34m) With double glazed window to front, radiator.

Bathroom



With close coupled WC, pedestal hand wash basin, panelled bath with shower attachment over, shaving point, extractor fan, radiator.

Lounge/Diner



15' 5" x 14' 1" (4.70m x 4.29m) With double glazed patio doors to front with Juliette balcony, two radiators, door to;

Property Details.

Kitchen



12' 7" x 5' 7" (3.84m x 1.70m) With a range of matching fitted base and eye level units, integrated oven, hob, and extractor fan, space for washing machine and fridge/freezer, tiled flooring, radiator, double glazed window to rear.

Parking



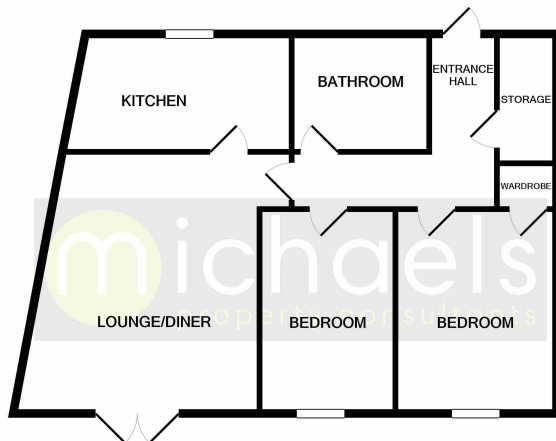
One Allocated Parking Space.

Leasehold Information

We have been advised by the current owners that the property is managed by Blockmanagers management company and the ground rent is £250 per annum and the service charge is £62.50 per month. Lease is 125 years from 2004. We do however advised any perspective purchaser confirms this information with their legal representative.

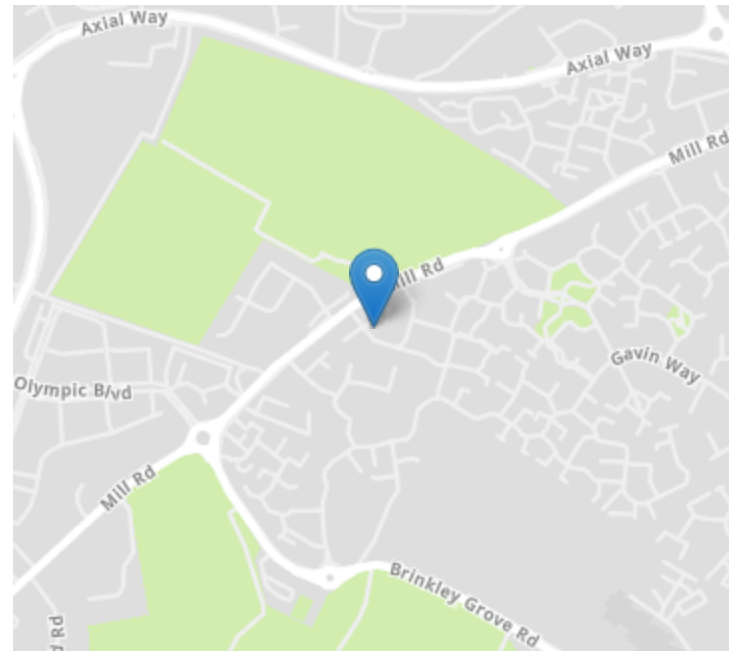
Property Details.

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.