




- An Excellent Third Floor, Two Bedroom Apartment
- Stones Throw From Colchester Mainline Station & City Centre
- Ideal First Home Or Investment Purchase
- No Onward Chain - Move In Ready!
- Open Plan Living/Kitchen/Dining
- Private Balcony Enclosed By Cast Iron Railings
- Master Bedroom With Inset Wardrobes
- Bathroom Suite
- Allocated Parking

13 Leonard Place, Clarendon Way, Colchester, Essex. CO1 1AW.

Leonard Place, Clarendon Way - Central Colchester, CO1 - Immediate Station Access - Located at Leonard Place, Clarendon Way in central Colchester, this modern third-floor apartment combines style with convenience. With a lease of 107 years remaining and no onward chain, it presents an excellent opportunity for first-time buyers or investors. The property features a welcoming entrance hall with useful storage, a spacious master bedroom with inset wardrobes, and a further guest bedroom. A fully tiled bathroom suite adds a sleek and modern finish. At the heart of the home is an open-plan living and kitchen space, fitted with modern units and integrated appliances. This bright and versatile area opens onto a private balcony enclosed by cast iron railings—ideal for entertaining or relaxing. Additional benefits include allocated parking, visitor permit parking, and a secure entry system.



Call to view 01206 576999 

Property Details.

Third Floor Apartment

Entrance Hall



Bathroom



Master Bedroom



9' 11" x 6' 7" (3.02m x 2.01m)

Bedroom Two



9' 11" x 7' 1" (3.02m x 2.16m)

Property Details.

Kitchen/Dining/Living Room



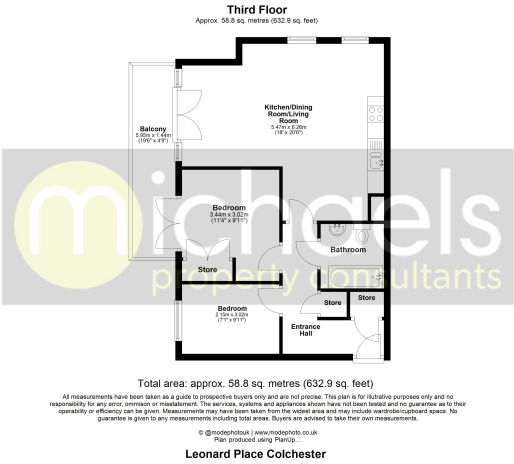
20' 6" x 18' 1" (6.25m x 5.51m)

Leasehold Summary

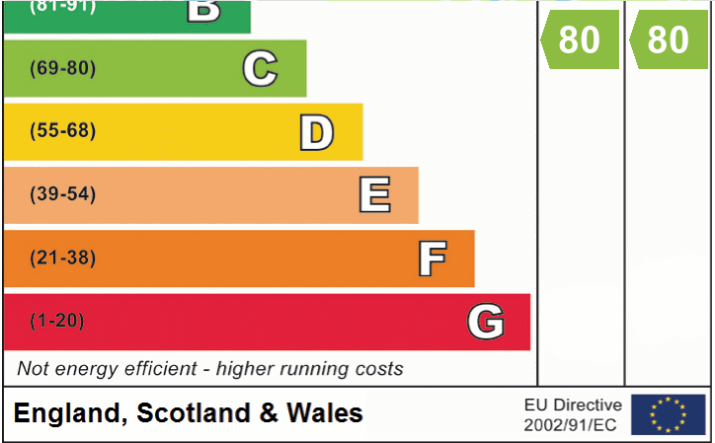
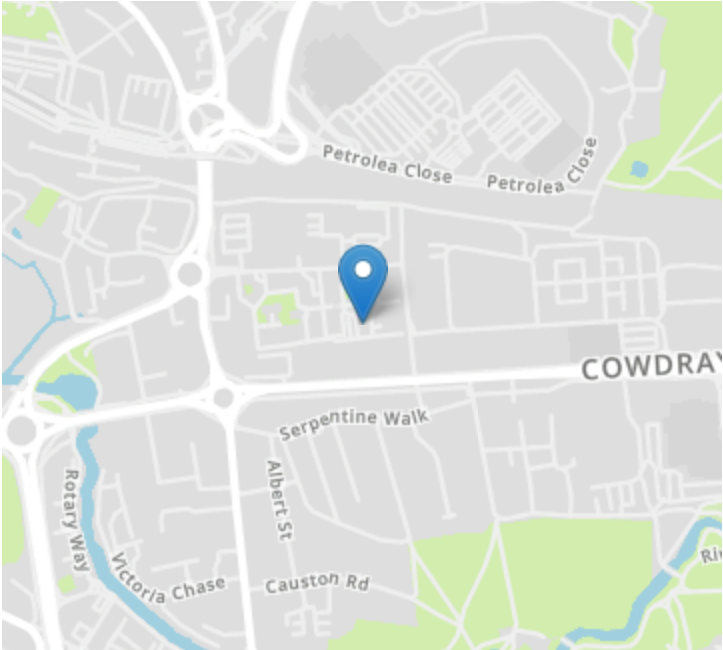
Leasehold term of 125 years from 1 January 2008, with approximately 107 years remaining. An approximate annual service charge of £1000 per annum and ground rent of £430 per annum are payable. All interested parties are advised to confirm leasehold charges and arrangements with their appointed conveyancer at an early stage of the transaction to prevent any discrepancy.

Property Details.

Floorplans



Location



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.