



- Modern & Contemporary Apartment Living
- Seconds From Colchester's Mainline Station With Links To London Liverpool Street Within The Hour
- Impressive Communal Areas & Secure Entry System
- Two Exceptionally Large Double Bedrooms
- En-Suite To Master Bedroom
- Luxury Four Piece Family Bathroom
- Focal Open Plan Kitchen/Dining/Living Room
- Feature Media Wall & Recessed Ceiling With Inset Spotlights
- High Specification Integrated Kitchen Appliances
- Two Allocated Undercroft Parking Spaces

Apartment 5 Station Square, Bergholt Road, Colchester, Colchester, Essex. CO4 6DT.

Modern and contemporary apartment living is offered to the highest of standards, with this incredible two bedroom ground floor measuring an impressive 1200sqft and presented to market in first class order. Within seconds of Colchester's mainline railway station, London Liverpool Street is accessible within the hour. Colchester's vibrant and historic city centre is a short fifteen minute walk away also, home to an array of restaurants, bars, boutiques and stores.



Property Details.

Ground Floor Apartment

Entrance Hall

Entrance door to front aspect, radiator, karndean flooring, inset utility cupboard, doors and access to:

Master Bedroom



18' 11" x 9' 0" (5.77m x 2.74m) Window to front aspect with shutters, radiator, his & her dressing area with wardrobes, access to:

En-Suite Shower Room



Vanity basin, W.C., wall mounted mirror, wall mounted towel rail, karndean floor, double width shower cubicle

Bedroom Two



19' 0" x 9' 0" (5.79m x 2.74m) Window to front aspect with shutters, radiator

Family Bathroom



Luxury family bathroom suite comprising of; vanity basin, W.C., wall mounted mirror, bath, shower cubicle, wall mounted towel rail

Property Details.

Kitchen/Dining/Family Room



22' 5" x 22' 6" (6.83m x 6.86m) Kitchen comprising of; a range of base and eye level units with work surfaces over, insert sink with mixer tap over, integrated fridge/freezer, Neff oven and microwave oven, dishwasher, four ring hob with extractor fan over, under counter lighting, central island with breakfast stalls under, honeycomb tiled splashback, pendant lights (subject to negotiation)

Living Area: recessed ceiling, inset spotlights, karndean flooring throughout, windows to rear aspect with inset retractable shutters, feature media wall with inset fireplace, radiators

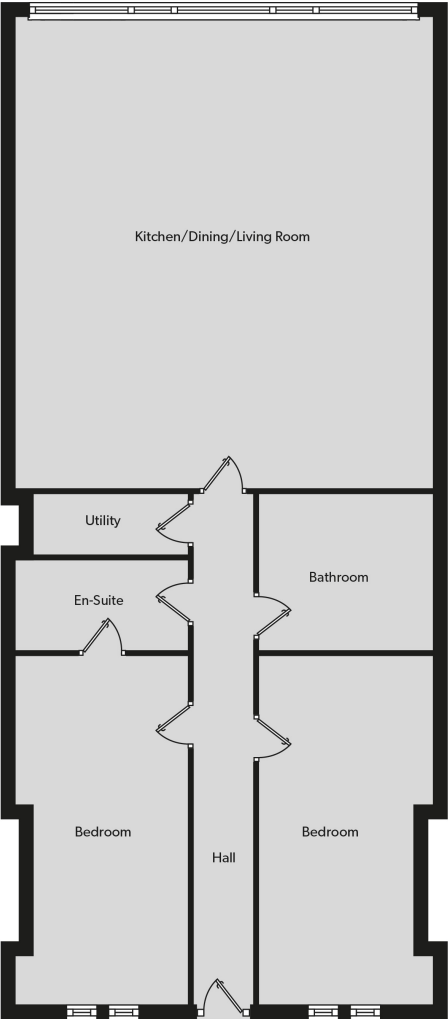
Leasehold Information



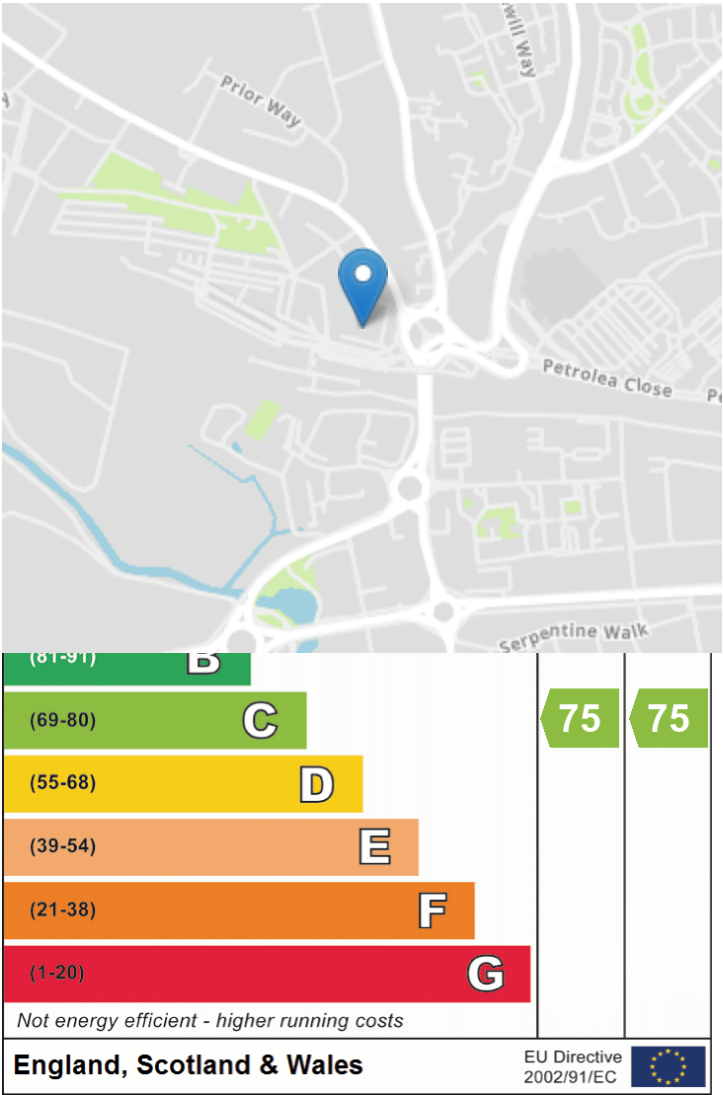
Leasehold information: We understand this property to be offered on a leasehold basis, 250 years from and including 1 March 2018, with approximately 243 years remaining. An approximate service charge of £1000 is payable every six months and a ground rent of approximately £150 is payable per annum. As with all leasehold information, we advise all interested parties confirm this information with their legal representative at an early stage of their conveyance 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.