



- Excellent Choice Of Schooling Nearby
- Excellent Access to Colchester North Station and the City Centre
- Allocated Secure Parking
- Favourably Prettygate Location
- Fully Open Plan Kitchen/Dining Area/Living Room
- Private Balcony
- En Suite To Master Bedroom & Separate Bathroom Suite
- Suitable For A First Time Buyer Or Working Professional
- Tastefully Decorated & Finished Throughout
- Modern Fitted Kitchen With Breakfast Bar

**4c Cotman Road, Colchester, Colchester, Essex. CO3 4QJ.**

**\*\* Guide Price £200,000 to £210,000 \*\*** An exciting opportunity awaits to acquire this excellent two-bedroom, first-floor apartment, ideally situated in the heart of Prettygate. Tastefully decorated by its current owners, this much-cherished home boasts a private balcony and offers the perfect choice for first-time buyers, couples, or small families seeking their ideal first home.



# Property Details.

## First Floor

### Communal Entrance

Accessed via entry system from the communal entrance with stairs leading to first floor, main door into apartment:

### Hallway

Main door into hallway, radiator, wood effect flooring, door into:

### Master Bedroom



11' 8" x 8' 6" (3.56m x 2.59m) UPVC window to rear aspect, radiator, door to:

### Bedroom Two



14' 4" x 8' 6" (4.37m x 2.59m) UPVC window to rear aspect, radiator, space for wardrobes.

### En Suite



UPVC obscured window to rear aspect, low level WC, pedestal wash hand basin, fully tiled shower cubicle, chrome heated towel rail.

# Property Details.

## Living Room/Dining Area/Kitchen



22' 1" x 11' 2" (6.73m x 3.40m) Full range of modern high gloss units, cupboards and work surfaces, breakfast bar area, space for appliances, integrated fridge/freezer, electric fan assisted oven with gas four ring hob, spot lighting, dining space and living area, radiators, French doors leading out to private balcony.

## Bathroom



UPVC window, low level WC, pedestal wash hand basin, panelled enclosed bath with shower over, chrome heated towel rail.

## Outside



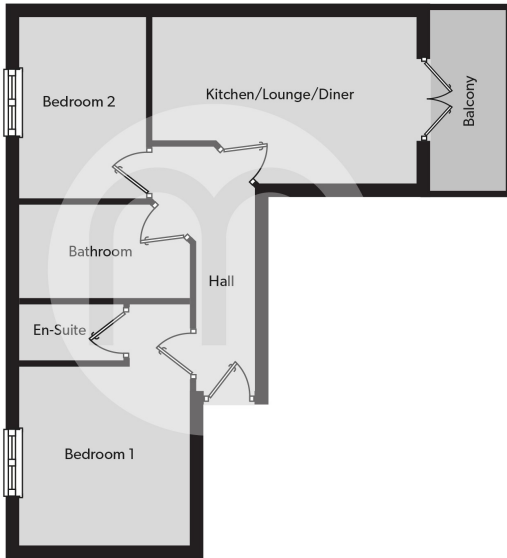
Externally, the property benefits from one allocated parking space, with additional on-street parking available for guests.

## Agents Notes & Lease Information

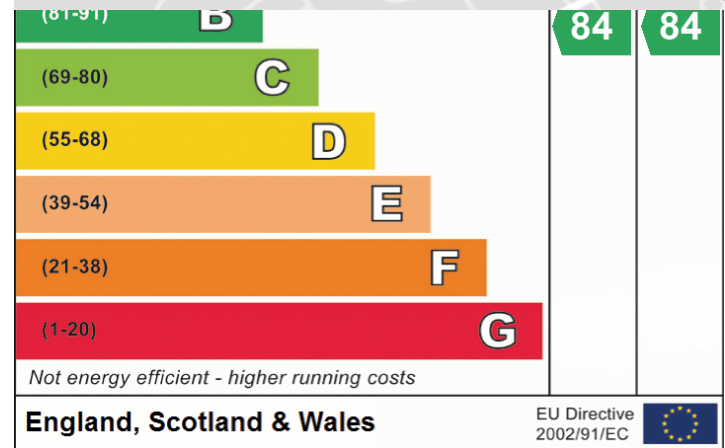
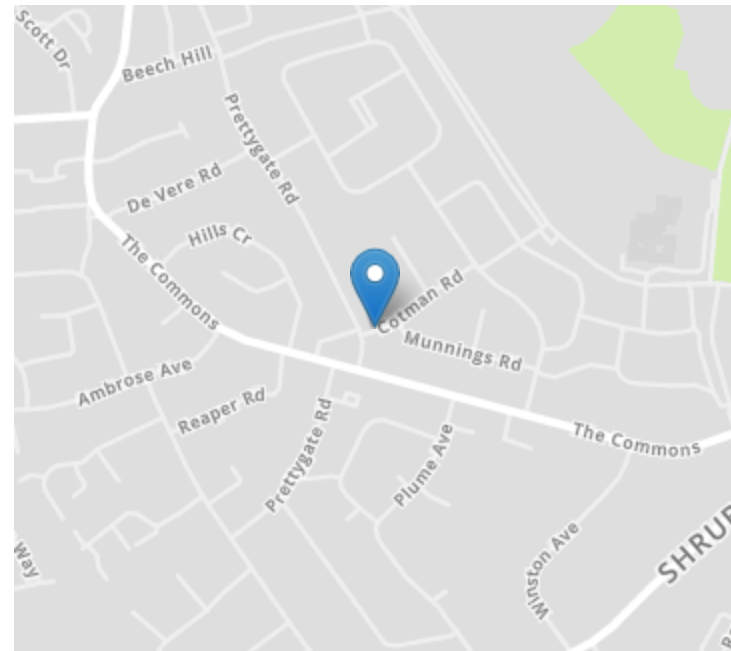
We have been advised by the seller that there is 89 years remaining on the lease, with a service and ground rent charge if approximately £1200 per year. We do however advise for all buyers to clarify this with their chosen solicitor.

# 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.