



- First Floor Apartment
- Two Bedrooms
- Double Aspect Lounge/Diner
- Recently Modernised Kitchen And Bathroom
- Communal Gardens
- Allocated Parking And Visitors Parking

18 Dorchester End, Colchester, Essex. CO2 8AR.

A spacious and contemporary first floor, two bedroom apartment located to the south of Colchester just of Abbots Road with excellent transport links to the Colchester Town Centre with a range of further amenities close by. A brilliant purchase for any prospective first time buyer or investor, this spacious apartment is offered to the market in great condition. The internal accommodation comprises of an entrance hall with a storage cupboard, a lounge/diner with double aspect windows overlooking the communal gardens, a fitted kitchen with integrated appliances, two bedrooms and a modern three piece bathroom suite - finished to a high standard. This particular block of apartments also comes with the added benefit of a large communal gardens and generous visitors parking, although the apartment does come with its own allocated parking space. Internal viewings are highly advised.



Property Details.

First Floor Apartment

Entrance Hall

With intercom telephone entrance system, storage cupboard, doors to;

Lounge/Diner



13' 2" x 10' 8" (4.01m x 3.25m) With double aspect double glazed windows, laminate floor, electric heater, door to;

Kitchen



10' 8" x 5' 11" (3.25m x 1.80m) With double glazed window, a contemporary fitted kitchen with high gloss units, worktops over, inset sink and drainer, in-built oven with hob and extractor hood over, range of integrated appliances.

Bedroom One



12' 9" x 9' 5" (3.89m x 2.87m) With double glazed window, electric heater, storage cupboard.

Bedroom Two



8' 1" x 6' 6" (2.46m x 1.98m) With double glazed window, electric heater.

Property Details.

Bathroom



A recently modernised bathroom suite offering a panelled bath with shower screen and shower over, wash hand vanity basin, enclosed cistern WC, heated towel rail, wall mounted LED mirror.

Outside

Parking

An allocated parking space. (No. 88) with further visitors bays available.

Communal Gardens



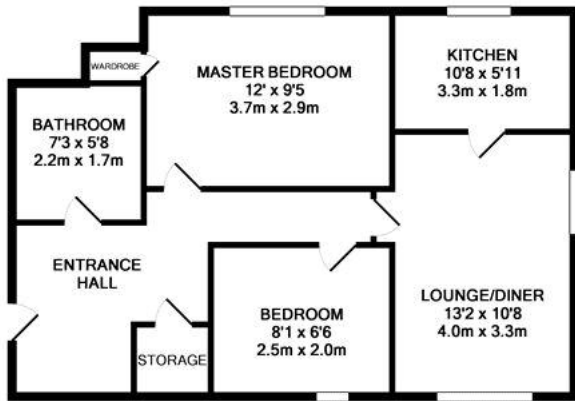
Communal grounds and gardens,

Leasehold Information

The current owner has advised the property is leasehold with a 99 year lease from 1989. The ground rent is payable at £100 per annum and a service charge of £785 (approx.) per annum. We do however advise, any prospective purchaser confirms this information with their chosen conveyancer.

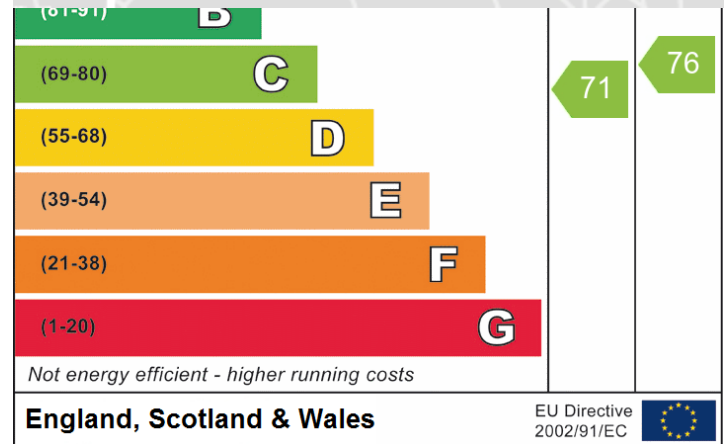
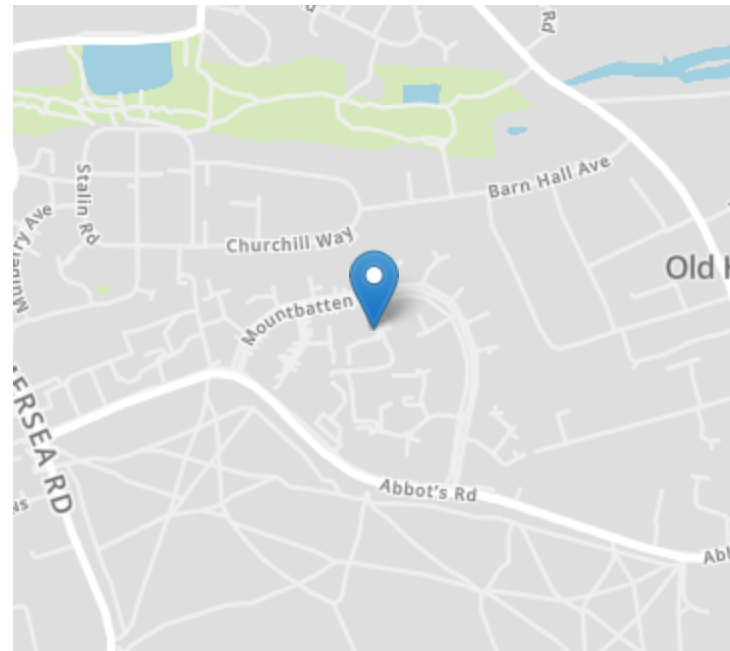
Property Details.

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



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.