



- Stylish One Bedroom Apartment
- Ground Floor
- City Centre Location & Close To An Array Of Useful Shops, Amenities & Transport Links
- No Onward Chain
- Focal Kitchen/Dining/Living Room With Sash Windows
- Modern Kitchen With Integrated Appliances
- Spacious Bedroom For Relaxation
- Tiled Bathroom Suite
- Allocated Parking Space

1 1, Domitian Court, Emperor Road, Colchester, Essex. CO2 7NX.

This stylish one-bedroom ground floor apartment is ideally positioned in central Colchester and is offered with no onward chain, making it an ideal first home. The property features a welcoming entrance hall with useful inset storage and leads into a bright, open-plan kitchen, dining, and living space designed for entertaining and everyday comfort. The room is enhanced by impressive sash windows that allow an abundance of natural light, wood-effect LVT flooring, modern kitchen units with contrasting tiled splashbacks, and integrated appliances. The contemporary bathroom is finished with tiled walls, while the generously sized master bedroom provides a peaceful space to relax.



Call to view 01206 576999



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Property Details.

Ground Floor Apartment

Entrance Hall

Kitchen/Living Room



Bathroom



9' 3" x 6' 8" (2.82m x 2.03m)



20' 7" x 11' 10" (6.27m x 3.61m)

Bedroom



12' 5" x 9' 3" (3.78m x 2.82m)

Property Details.

Additional Information

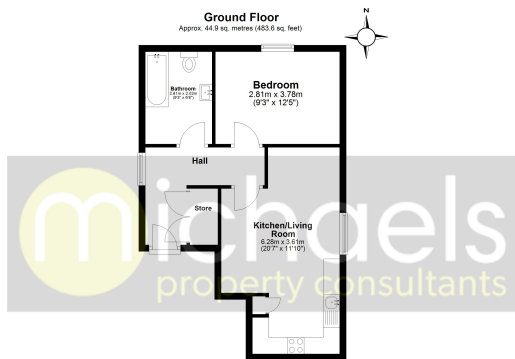
Leasehold



The lease commenced on 1 January 2016 for 125 years, leaving approximately 115 years remaining. The service charge is approximately £1728.00p per annum, and the ground rent is approximately £200.00p per annum. All figures are provided in good faith by the sellers, and we advise all interested parties to verify these details with their appointed conveyancer to avoid any discrepancy at an early stage.

Property Details.

Floorplans



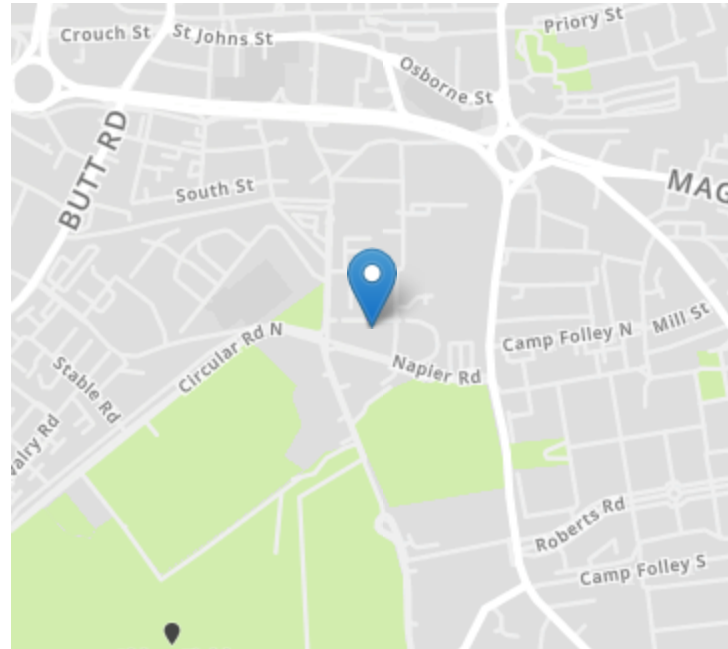
Total area: approx. 44.9 sq. metres (483.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Emperor Road, Colchester

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.