



- Residing In A Favourable North Colchester Position
- Open Plan Living-Kitchen Accommodation
- Impressive Reception Room
- Served By An Excellent Bus Network To Colchester's North Station
- Offered To The Open Market With No Onward Chain
- Allocated Parking
- Two Well Portioned Bedrooms
- First Floor Coach House Apartment
- No Onward Chain

36 Weetmans Drive, Colchester, Essex. CO4 9EA.

** Guide Price £190,000 to £210,000 ** A fantastic two double bedroom first floor Coach House, in a prime North Colchester position. Offered to market with no onward chain, this apartment makes the ideal first time purchase and/or investment alike. Occupying a favourable top floor position, it houses two large double bedrooms and spacious tiled family bathroom suite. Modern open-plan living is offered with a vast reception space and provides access to a well maintained fitted kitchen.



Property Details.

Entrance Hall

The property is entered via the shared part double front door with security entry phone system leading to:

Communal Hallway

Stairs to the first floor, UPVC windows to the front and side aspects and a door leading to:

Hallway

Built-in cupboard (housing the water tank), wall-mounted security entry phone receiver, wall-mounted electric heater and doors leading to:

Bedroom One



11' 10" x 11' 4" (3.61m x 3.45m) UPVC window to front aspect, built-in wardrobes with double glazed sliding doors and a wall-mounted electric heater.

Bedroom Two



10' 6" x 9' 2" (3.20m x 2.79m) UPVC window to the front aspect and a wall-mounted electric heater.

Bathroom



Enclosed panel bath with mixer tap and wall-mounted adjustable shower head with mixer tap, wash hand basin with mixer tap, low level WC, heated towel rail, extractor fan, inset spotlights and part tiled walls.

Living Room/Dining Area/Kitchen



22' 2" x 21' 2" (6.76m x 6.45m) Open Plan Lounge / Kitchen / Dining Area. Double glazed window to the front aspect, one-and-a-half bowl sink with drainer and mixer tap inset to the worktop, range of wall and floor mounted matching cupboards and drawers, built-in electric oven with four-ring electric hob and cooker hood over, plumbing for a washing machine and dishwasher, two electric storage heaters and inset spotlights.

Outside

To the front of the block offers one allocated parking space.

Agents Notes & Lease Information

We are advised by the current seller that there is 125 Years From 24 June 2005 which means there us currently 106 years remaining on the lease. The service charge is paid half yearly at approximately £565, with a ground rent of £150 per annum. We do however, advise all perspective buyers to clarify this information with their solicitor.