



- Luxury Bathroom & En-Suite To Master
- Allocated Parking & Visitors Parking
- Communal Gardens, Ideal For Dog Walkers
- Open Plan Living Accommodation
- Exceptional Condition Throughout
- Two Generous Bedrooms
- Within Close Proximity Of Colchester's City Centre, Amenities & Station
- An Excellent Example Of A Two Bedroom Ground Floor Apartment

**12 7, Albarn Court, Londinium Road, Colchester, Colchester, Essex. CO2 7NT.**

Set within the beautiful Abbey Fields area and built within the last three years is this stunning ground floor, two bedroom apartment situated within easy access of Colchester City Centre and mainline train station to London Liverpool Street. The property boasts a beautiful open plan luxury kitchen/living area with high integrated appliances, two double bedrooms with high specification En-suite to master and luxury family bathroom, whilst externally the property offers one allocated parking space, further visitor parking and access to a communal gardens. To fully appreciate this stunning apartment internal inspection is essential.



# Property Details.

## Ground Floor

### Entrance Hallway

Wood effect flooring, radiator, doors leading to;

### Open Plan Living Room/Kitchen/Dining Area



19' 2" x 23' 2" (5.84m x 7.06m) max. UPVC windows to rear aspect, double storage cupboard, two radiators, a range of high gloss wall and base units over an area of hard edge work tops, inset stainless steel sink and drainer unit, integrated washer dryer, integrated dish washer, integrated fridge freezer, cupboard housing boiler, electric oven with electric hob and stainless steel extractor hood, wood effect flooring.

# Property Details.

## Bedroom One



13' 8" x 10' 3" (4.17m x 3.12m) Double glazed window to side aspect, radiator, door leading to en suite.

## En Suite



Low level WC, wash hand basin, fully tiled shower cubical, radiator, part tiled walls, spot lights

## Bedroom Two



13' 8" x 8' 9" (4.17m x 2.67m) Double glazed window to rear aspect, radiator.

## Family Bathroom



Low level WC, wash hand basin, panel bath with shower attached and mixer taps, part tiled walls, radiator.

## Outside

There are communal gardens for residents. One allocated parking space and visitors parking on site.

## Agents Notes & Lease Information

The lease has approximately 116 years remaining, with the lease term commencing originally from 1st January 2016, with 125 years from new. A ground rent is payable at £250.00p per annum. A service charge is currently payable at circa £144.00 PCM, payable to Remus the managing agents.

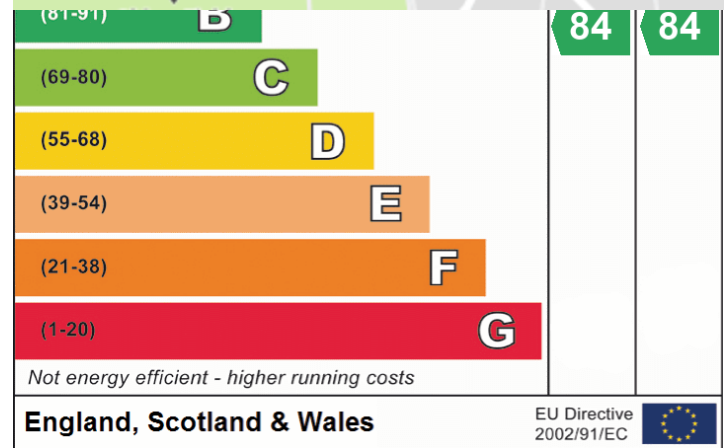
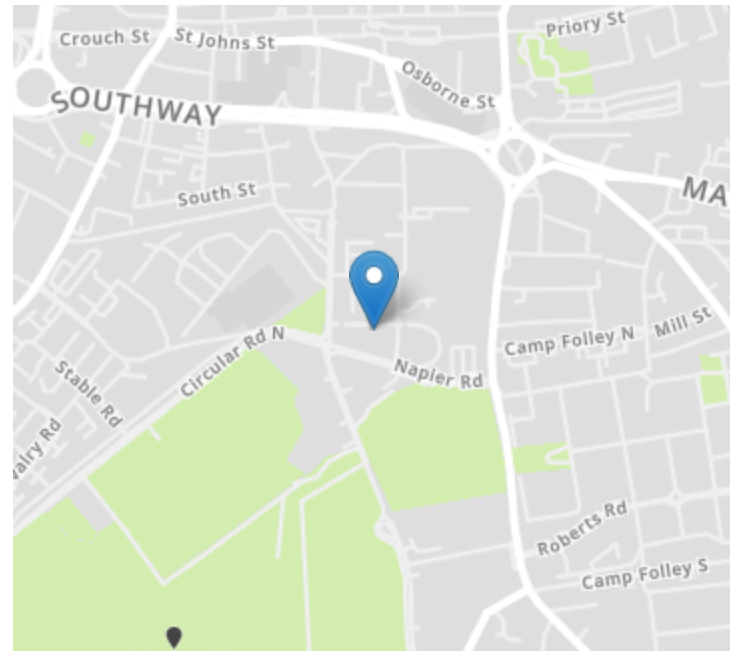
We advise all interested parties to confirm this information at an early stage of their conveyance, to prevent any discrepancy.

# 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.