



- Walking Distance To Colchester's Historic City Centre & Train Station
- Impressive Entrance Hall With Inset Storage
- Two Double Bedrooms
- Open-Plan Living Accommodation
- River Views & Allocated Parking
- Prime City Centre Location & Close To An Array Of Amenities
- Presented To Market In Excellent Order
- Private Outside Terrace

### 4 Grosvenor Place, Colchester, Colchester, Essex. CO1 2ZD.

The most impressive of two bedroom apartments, situated in the heart of Colchester's vibrant and historic city centre and complete with high specification finishes and presented to market with no onward chain in excellent condition. Offering an abundance of both reception and bedroom space throughout, as well as boasting open-plan modern day living and the added luxury of your own private terrace. Within striking distance of an array of useful independent shops, boutiques, restaurants and bars, it offers any prospective purchaser the best of city centre living, whilst being positioned in a peaceful and secure residential setting.



# Property Details.

## Ground Floor

### Hallway

Main door into hallway, storage cupboards, door leading to:

### Kitchen/Living Area/Dining Area



23' 4" x 13' 1" (7.11m x 3.99m) Full range of worksurfaces, cupboards and units, stainless steel drainer, built in appliances, gas hob with extractor fan above, wood effect flooring, spot lighting, radiator, doors leading out to terrace area.

## Bedroom One



13' 1" x 9' 10" (3.99m x 3.00m) UPVC window to rear aspect, radiator, door to:

### En Suite



Low level W.C, shower cubicle, vanity wash basin.

## Bedroom Two



13' 5" x 6' 11" (4.09m x 2.11m) UPVC window to rear aspect, radiator.

# Property Details.

## Bathroom



Low level W.C, vanity wash basin, panelled bath with shower above, tiled walls and tiled effect flooring, spot lighting, chrome heated radiator.

## Outside



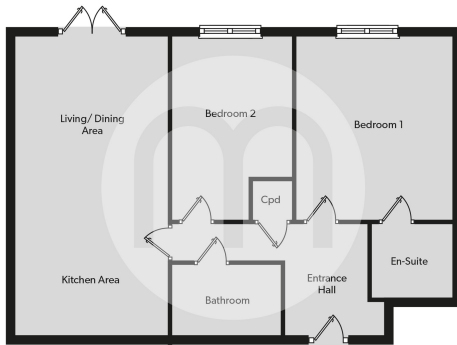
Externally the apartment is complete with allocated parking with a private and secure gated car park. This apartment block is further enhanced by a heated swimming pool, strictly for the use of it's residents and proves to be a real added luxury. Scenic river walks are also on offer near by. As agents, we encourage early enquiries to prevent inevitable disappointment.

## Agents Notes & Lease Information

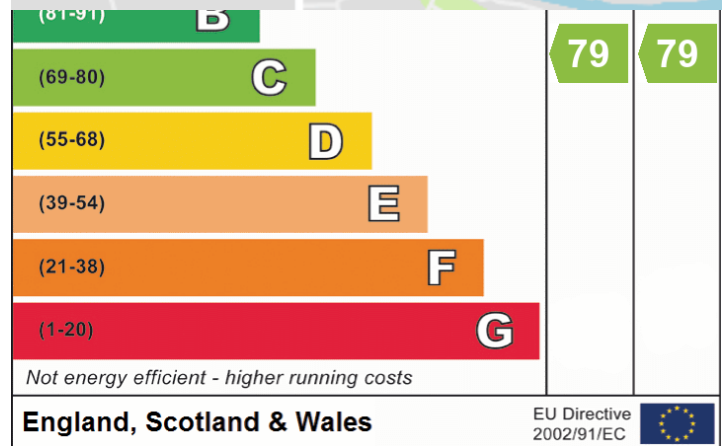
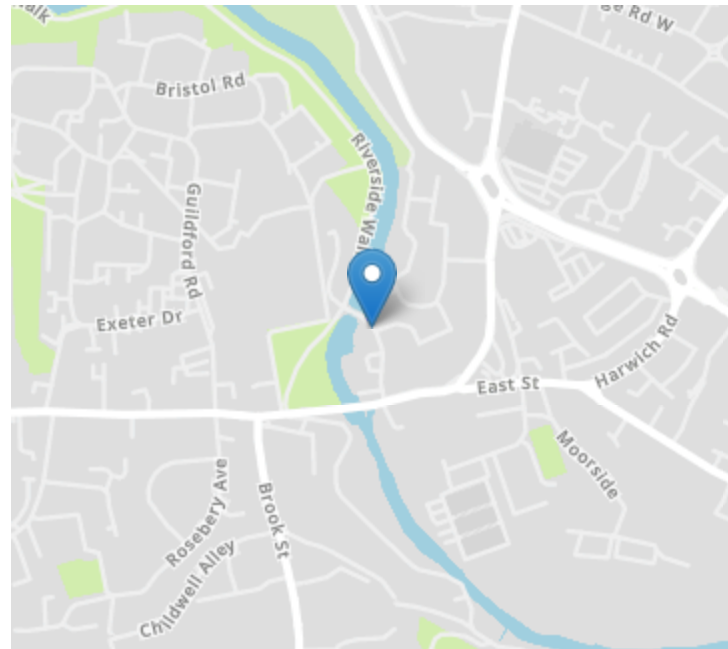
We have been advised by the seller that there is 104 years remaining on the lease with a service charge of £1559.00 paid every 6 months along with a ground rent of £75.00 paid every 6 months. We do however advise that all buyers are to clarify this information with their solicitor.

# 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.