



- Excellent Two Bedroom Duplex Apartment
- North-Central Colchester Position Close To North Station
- Presented Neutrally Throughout & Offered With No Onward Chain
- Two Double Bedrooms
- Cloakroom
- En-Suite Shower Room & En-Suite Bathroom
- Modern Kitchen With Granite Appliances & Inset Appliances
- Living Room With Vaulted Ceiling
- Allocated Parking
- Viewings Available

## 13 Bartholomew Court, Mile End Road, Colchester, Essex. CO4 5FQ.

An excellent opportunity to acquire a spacious duplex apartment boasting an excellent amount of living and bedroom space throughout, with accommodation evenly distributed across two generous floors. Presented neutrally throughout and well-maintained by the current owners throughout its much cherished ownership, this home is ready to be occupied without delay. Spoilt by being moments from Colchester's mainline station, it offers direct links to London Liverpool Street Station within the hour - ideal for working professionals. This home is also a stones throw from Turner Rise Retail Park, home to; an array of shops, amnesties, coffee shops and restaurants. Our historic and vibrant city centre is also a short stroll away, passing the picturesque Castle Park. A viewing here is a must to appreciate all that is on offer.



# Property Details.

## Duplex Apartment (Ground Floor)

### Entrance Hall

6' 11" x 4' 5" (2.11m x 1.35m)

### Inner Hallway

3' 9" x 3' 8" (1.14m x 1.12m)

### Cloakroom

6' 2" x 2' 10" (1.88m x 0.86m)

### Reception Room



30' 7" x 13' 10" (9.32m x 4.22m)

### Kitchen



12' 0" x 9' 8" (3.66m x 2.95m)

### Utility Room

6' 0" x 4' 6" (1.83m x 1.37m)

## First Floor

### Landing

8' 7" x 3' 7" (2.62m x 1.09m)

### Master Bedroom



15' 8" x 9' 7" (4.78m x 2.92m)

### En-Suite Shower Room



# Property Details.

## Bedroom Two



12' 11" x 12' 5" (3.94m x 3.78m)

## En-Suite Bathroom



## Leasehold Information



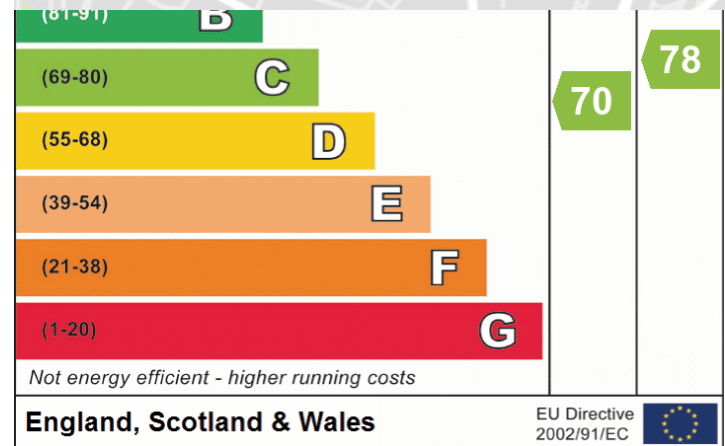
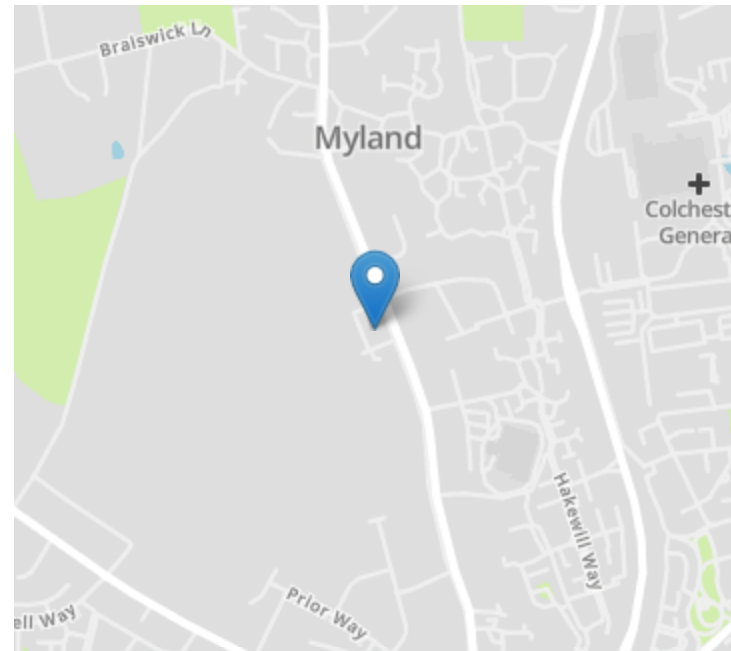
We have been advised that this property is offered on a leasehold basis. The lease term commenced 189 Years From 1 January 2004, with approximately 168 years remaining. An annual service charge of approximately £1 200.00p per annum is payable. The ground rent payable is 'peppercorn' following a lease extension.

# 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.