



34 Henry Laver Court, Colchester, Colchester, Essex. CO3 3AF.

An exceptional two bedroom first floor apartment, situated in the heart of Colchester's exciting and vibrant city centre and within walking distance to an array of; independent stores, boutiques, restaurants, bars, leisure facilities and transport links. Having been upgraded to a high standard and presented to the market in first class order, this home would suite both first time buyers and investors alike. Highlights include a welcoming entrance hall with inset storage, a modern kitchen with the added luxury of integrated appliances, a large living room with a Juliet balcony, two generously proportioned double bedrooms, an en-suite shower room to the master bedroom and a tiled family bathroom. The property is also serviced by gas central heating. Allocated parking for one vehicle is on offer, with visitors permits available for guests on a first come, first serve basis.

- Excellent Two Bedroom First Floor Apartment
- Colchester City Centre Position, Close To Station & Amenities
- Entrance Hall With Inset Storage
- Upgraded Kitchen With Integrated Appliances
- Two Large Double Bedrooms
- En-Suite To Master Bedroom
- Bathroom
- Well-Proportioned Reception Room With Juliet Balcony
- Allocated Parking
- Ideal First Time Purchase Or Investment



Property Details.

First Floor Apartment

Entrance Hall

Entrance door, radiator, window to side aspect, telephone entry system, inset storage, doors and access to:

Kitchen



2.54m x 2.39m (8' 4" x 7' 10") A modern and upgraded kitchen comprising of; high gloss base and eye level units with work surfaces over, inset ceramic sink, drainer and mixer tap over, drawers under, space for wine fridge, integrated Hotpoint oven and grill, integrated dishwasher, space and plumbing for washing machine, inset four ring hob with extractor fan, window to side aspect

Reception Room



4.49m x 4.20m (14' 9" x 13' 9") Window to rear aspect, French doors (Juliette balcony), radiator, communication points

Master Bedroom



3.52m x 3.27m (11' 7" x 10' 9") Window to side aspect, built in double mirror front wardrobe, radiator, access to:

En-Suite Shower Room



Vanity basin, shower cubicle, chrome wall mounted towel rail, extractor, 1/2 tiled walls

Property Details.

Bedroom Two



4.00m x 2.65m (13' 1" x 8' 8") Window to side aspect, radiator

Bathroom



Bathroom suite comprising of: Vanity wash basin, panel bath with shower hose attachment, 1/2 tiled walls, W.C., chrome wall mounted towel rail, extractor

Leasehold Information



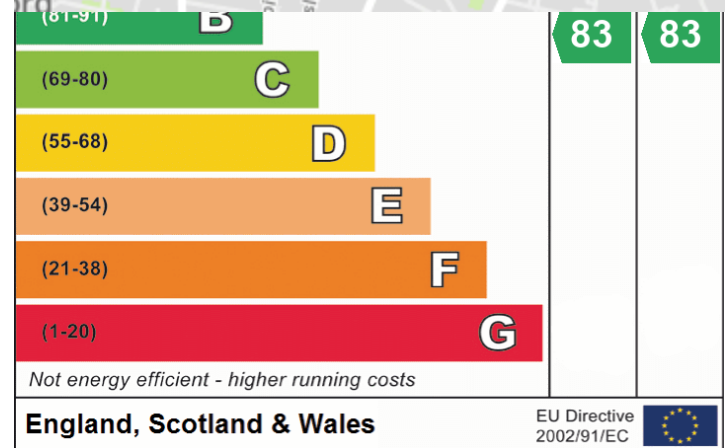
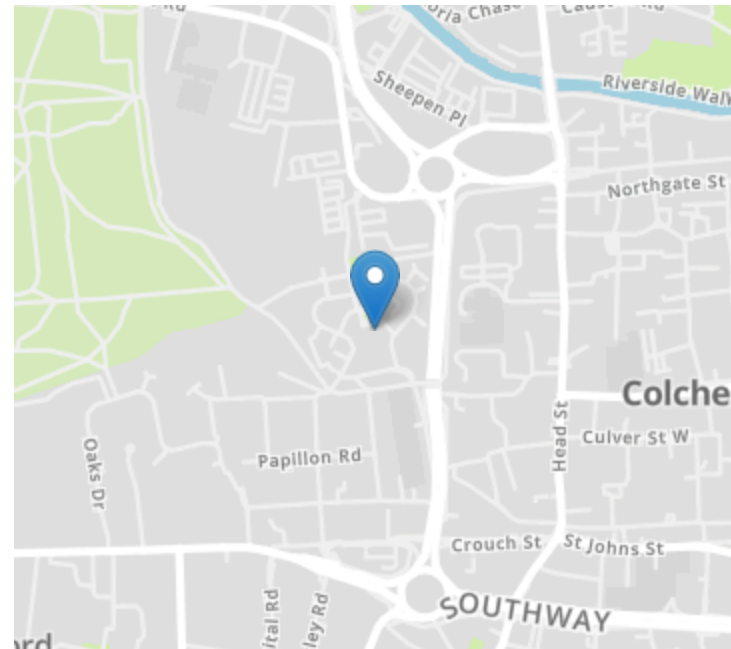
Leasehold information: - This property is offered with a leasehold title, with the lease term commencing from 155 years from 1 January 2003, meaning there are approximately 133 years remaining. An annual ground rent of approximately £205 is payable, as well as an annual maintenance fee of approximately £1000. We advise all interested parties to confirm all of the provided information with their legal representative 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.