



- First Floor Two Bedroom Apartment
- Ideal First Home Or Investment
- Within Striking Distance Of An Array Of Amenities
- Popular South Colchester Position
- Two Generous Bedrooms
- Family Bathroom
- En-Suite Shower Room To Master Bedroom
- Well-Proportioned Living Room With Juliet Balcony
- Allocated Parking
- No Onward Chain!

29 John Mace Road, Colchester, Essex. CO2 8WW.

****Guide Price £160,000 - £170,000**** This two bedroom first floor apartment is situated to the South of Colchester's exciting city centre and is offered to the open market with the added benefit of no onward chain, making the ideal first time purchase or investment. Within easy reach of a range of excellent amenities, ranging from shops, barbers/hairdressers and transport links, it has everything accessible within moments. A frequent bus network provides easy access to Colchester's city centre, were a further range of bars, restaurants, boutiques and leisure facilities can be found.



Property Details.

First Floor Accommodation

Entrance Hallway

Entrance door, radiator, wood laminate flooring, doors and access to:

Living Room/Dining Area

18' 0" x 11' 10" (5.49m x 3.61m) French doors leading to a Juliette balcony, radiator and dual aspect windows, communication points

Kitchen



11' 2" x 7' 0" (3.40m x 2.13m) A fitted kitchen comprising of; integrated oven and hob, space under counter fridge, washing machine, a mix of modern base and eye level units with work surfaces over, inset sink, drainer and tap over

Master Bedroom



14' 3" x 7' 5" (4.34m x 2.26m) UPVC window to rear aspect, radiator, door to:

En-Suite Shower Room

Shower cubicle, low level W.C, wash hand basin, radiator, tiled floor

Bedroom Two

14'3 x 7'5 ft (4.34m x 2.26 m) UPVC window to rear aspect, radiator

Bathroom



Suite comprising low level WC, pedestal wash hand basin, panelled bath with fully tiled splash backs and mixer shower, vinyl flooring, radiator, extractor fan

Outside

Allocated parking and communal areas.

Agents Notes & Lease Information

We have been advised that this property is offered on a leasehold basis. The lease was 150 years from new, as of 1st June 2007 and therefore is believed to have 133 years approximately remaining. A service charge and ground rent charge will be applicable to this apartment. We advise all interested parties to confirm this information with their legal representative at an early stage of their conveyance, preventing any discrepancy.