



- Three Bedroom Top Floor Apartment
- Boasting 1528 SQFT Of Accommodation
- Two Reception Rooms
- Two En-Suite's
- Family Shower Room & WC
- Modern Kitchen With Granite Worksurfaces
- Three Generous Bedrooms
- Allocated Parking
- Close To An Array Of Amenities, Shops & Transport Links
- Lift Access & Well-Manicured Communal Gardens

## Flat 9 Rayleigh Mansions, Drury Road, Colchester, Essex. CO2 7BY.

A rare opportunity is available to acquire the most impressive of top floor apartments, accessible via secure telephone entry system and spoilt with the added luxury of a lift, it boasts 1528 SQFT of spacious accommodation. Highlights include; a welcoming entrance hall with inset storage, three well-proportioned bedrooms, two en-suite shower rooms, family shower room, two reception rooms, modern kitchen with granite worksurfaces and allocated parking. Situated in the heart of Colchester's historic and vibrant city centre, it offers a wealth of amenities and transport links close by. Viewings are simply essential to appreciate all this home has to offer.



# Property Details.

## Top Floor Apartment (Accommodation All On One Level)

### Entrance Hall

Entrance door, inset storage, radiator, loft access, doors and access to:

### Kitchen



10' 5" x 13' 0" (3.17m x 3.96m) A modern fitted kitchen comprising of; a range of base and eye level fitted units with granite work surfaces over, inset sink, drainer and tap over, tiled floor, drawers, inset oven and grill, inset fridge, space for dishwasher and washing machine, space for free-standing fridge/freezer, inset gas hob, upstands, window to front aspect radiator

### Bedroom Three



9' 4" x 12' 9" (2.84m x 3.89m) Velux windows to rear aspect, radiator

### Family Shower Room



Velux window to rear aspect, tiled walls, pedestal wash hand basin, W.C, shower cubicle

### Reception Room (One) - Living Room



16' 8" x 17' 2" (5.08m x 5.23m) Windows to side aspect, radiator

### Reception Room (Two) - Dining/Living Room



16' 8" x 17' 2" (5.08m x 5.23m) Windows to front aspect, radiator, feature gas fireplace

# Property Details.

## Master Bedroom



14' 11" x 13' 0" (4.55m x 3.96m) Window to front aspect, inset storage, radiator, door to:

## En-Suite Bathroom (2)



Bath with tiled wall surround, vanity wash hand basin, W.C, wall mounted towel rail, Velux window to rear aspect

## En-Suite Bathroom



Velux window to rear aspect, tiled walls, wash hand basin, W.C, panel bath with shower hose attachment, radiator

## Additional & Leasehold Information



Leasehold Information: This property is offered on a leasehold basis 125 Years From 1 January 2000, meaning circa 100 years remains on the lease term. We have been advised by our clients that an annual service charge of £3070.38p is payable per annum, however in some instances a reserve fund held by the managing agent reduces the amount payable. A ground rent is payable at a very reasonable £75.00p per annum. The managing agents are 'Pier Management'.

Please be advised all of the above information is provided in good faith by our clients and we advise all interested parties to confirm this information with their legal representative at an early stage of their conveyance, preventing any discrepancy.

EPC awaited.

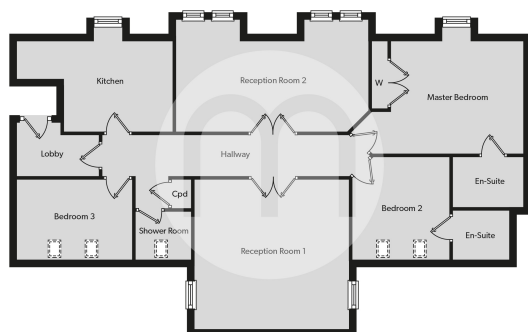
## Bedroom Two



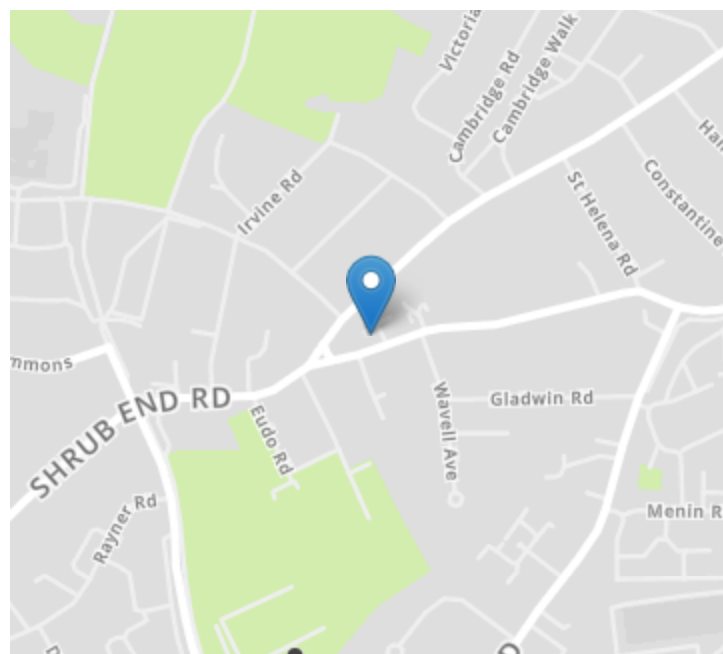
11' 2" x 11' 8" (3.40m x 3.56m) Window to rear aspect, radiator, door to:

# Property Details.

## Floorplans



## Location



## Energy Ratings

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.