



- \*\*Guide Price £150,000 - £160,000\*\*
- Two Bedroom Ground Floor Apartment
- City Centre Location & Close To An Array Of Useful Shops, Amenities & Transport Links
- Large Living Room With Dual Aspect Windows
- Two Well-Proportioned Bedrooms
- Tiled Bathroom Suite
- Fitted Kitchen With Space For Appliances
- Gas Central Heating
- Allocated Parking
- Offered To The Market With No Onward Chain!

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## 154 Hythe Hill, Colchester, Colchester, Essex. CO1 2NG.

\*\*Guide Price £150,000 - £160,000\*\* Offered to the market with the added benefit of no onward chain is the deceptively spacious two bedroom ground floor apartment, situated a short walk to Colchester's vibrant and historic city centre and therefore within moments of an array of useful shops, amenities and transport links. Presenting itself as the ideal first time purchase or investment, highlights include; a large reception room with dual aspect windows, two well-proportioned bedrooms, tiled bathroom suite and a well-equipped kitchen with an array of integrated appliances. The apartment also comes complete with parking, in a communal parking area to the rear of the property.





# Property Details.

## Ground Floor

### Entrance Hall

Entrance door, airing cupboard, radiator, intercom entry system, door to:

### Kitchen



10' 6" x 9' 3" (3.20m x 2.82m) Door to rear aspect leading to communal garden, window to rear aspect, an array of base and eye level fitted units with worksurfaces over, a range of integrated appliances including fridge/freezer, oven/grill, inset gas hob with extractor fan over, space and plumbing for washing machine, tiled floor, inset sink, drainer and tap over

### Reception Room

15' 11" x 12' 8" (4.85m x 3.86m) Dual aspect windows, radiator, communication points

### Master Bedroom



11' 6" x 9' 11" (3.51m x 3.02m) Window to side aspect, built-in-wardrobe, radiator

## Bedroom Two



9' 6" x 8' 8" (2.90m x 2.64m) Windows to side aspect, radiator

## Bathroom



Window to rear aspect, radiator, panel bath with shower over and screen, sink, W.C., half tiled walls

# Property Details.

## Outside, Garden & Parking



This apartment benefits from a communal garden, comprising of a patio area and a section laid to lawn. The apartment also benefits from an area to store refuse and bicycles. The apartment also comes complete with parking, in a communal parking area to the rear of the property.

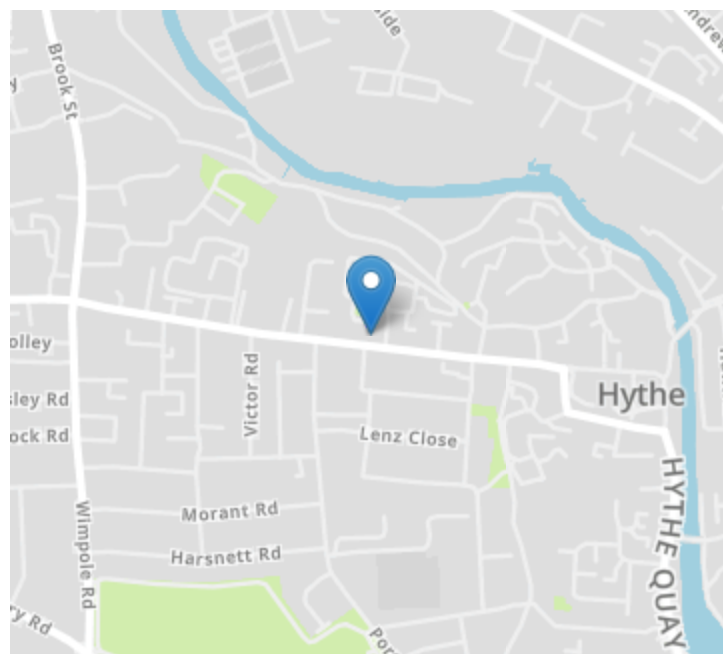
## Leasehold Information

This property is offered on a leasehold basis, 125 years from 1 April 2003 and therefore approximately 103 years remain. We advise all interested parties to confirm the associated service charge and ground rent with a consultant at the stages of negotiation and again at an early stage of their conveyance, to prevent any discrepancy.

# 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.