



- Easy Access To The A12 & Colchester Severalls Business Park
- Two Sizeable Bedrooms
- Well Maintained Communal Grounds & Gardens
- Allocated Parking
- Top Floor Apartment
- Popular Highwoods Area
- Prime North Colchester Position
- The Ideal First Time Purchase Or Investment Opportunity

**59 California Close, Colchester, Essex.  
CO4 9SG.**

Located to the North of Colchester in Highwoods is this two-bedroom second floor flat with excellent access to the A12, Colchester Severalls Business Park and various other local amenities. Ideal for both First time buyers or the perfect investment opportunity. The property is accessed via the communal hallway with stairs leading to the private flat door, this leads into the hallway, comprising of a large reception room, kitchen, two sizeable bedrooms and a separate bathroom suite. Externally the property benefits from a parking space and access to a small area of outside gardens.





# Property Details.

## Second Floor Accommodation

### Hallway

Main door leading into hallway, airing cupboard housing water tank, door to:

### Living Room



15' 4" x 11' 3" (4.67m x 3.43m) UPVC window to front aspect, electric heater.

### Kitchen



10' 4" x 7' 2" (3.15m x 2.18m) Range of eye level units, cupboards and work surfaces, electric oven with induction hob, stainless steel sink/drainer, partly tiled walls, space for fridge freezer, washing machine or dishwasher, UPVC window to front aspect.

### Bedroom One



11' 5" x 10' 7" (3.48m x 3.23m) Box bay fronted window, built in wardrobe, electric heater.

### Bedroom Two



10' 7" x 7' 5" (3.23m x 2.26m) UPVC window to rear aspect, electric radiator.

# Property Details.

## Bathroom



6' 5" x 6' 3" (1.96m x 1.91m) Low level W.C, vanity wash unit, panelled bath, tiled walls, UPVC obscured window to side aspect.

## Outside



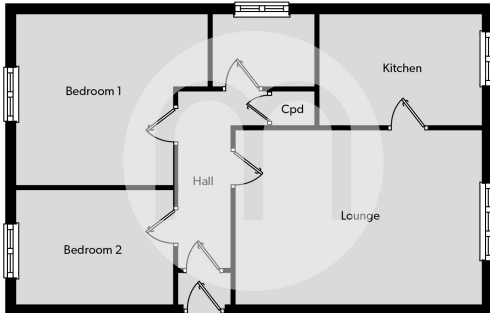
Externally the property offers communal gardens within the development and one allocated parking space.

## Agents Notes & Lease Information

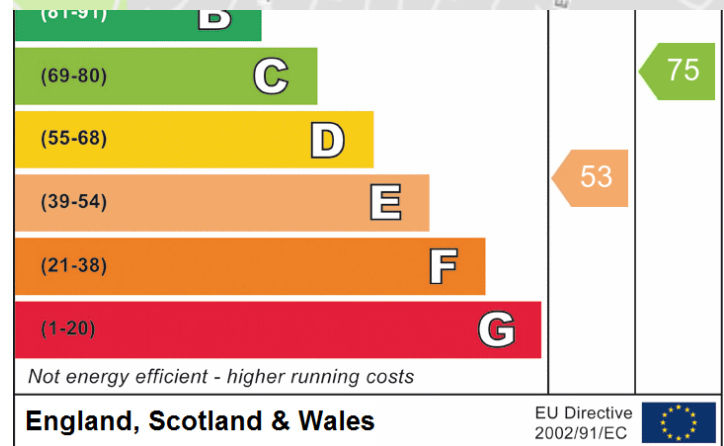
As advised by the seller there is currently 993 years remaining on the lease with a combined service and ground rent charge of approximately £56.00 PCM which contributes towards the buildings insurance, communal areas and maintenance. We of course do advise that any perspective buyer does check this information with their chosen solicitor.

# 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.