



- First Floor Luxury Apartment
- Two Double Bedrooms with Fitted Wardrobes
- High Specification Bathroom & Ensuite to Master
- Private Balcony
- Views Over The River Colne
- Covered Car Port
- Close Proximity To The University & Mainline Train Station
- Lift Access With Apartment Entrance Door Adjacent

**65 Caelum Drive, Colchester, Essex. CO2 8FN.**

This high specification first floor apartment is located within close proximity to The University of Essex and The Hythe mainline train station to London Liverpool Street. This luxury apartment offers panoramic views over the river close along with a private balcony. Internally the apartment comprises open two double bedrooms, both with fitted wardrobes, master bedroom with high specification en suite and high standard family bathroom. The open plan living area has a designer fitted kitchen with integrated appliances, dual aspect windows and access leading to the private balcony. The property offers a covered carport for one car and residents bin stores and secure bike parking.





# Property Details.

## Entrance Hall

Wood effect flooring, storage cupboard housing boiler and system, further storage cupboard, slim line electric wall mounted radiator, telephone entry system, wall mounted heating control zoned to areas throughout the apartment, wall mounted hot water control system.

## Open Plan Kitchen/Living Room



24' 4" x 12' 4" (7.42m x 3.76m) Dual aspect double glazed windows with fitted blinds, curtain/poles, T.V, phone & internet points, television bracket to remain, two slim line wall mounted electric heaters, two ceiling fans with integrated lighting and remotes, wood effect flooring, designer wall and base units, roll edge work top over, stainless steel fitted electric hob and oven, extractor fan above, stainless steel sink and drainer unit, integrated dishwasher, integrated washer, integrated fridge/freezer, integrated washing machine, splash backs, down lighting, double glazed door with fitted blind with fly screen leading to the private balcony.

## Bedroom One



10' 1" x 9' 5" (3.07m x 2.87m) Double glazed window to side aspect with fitted blind curtain and pole, slim line electric wall mounted heater, built in mirrored wardrobes, fitted bedroom furniture, wall mounted television on adjustable bracket plus remote. Ceiling fan with integrated lighting plus remote.

## En Suite



Low level WC, wash hand basin, double walk in shower cubical, wall mounted storage unit, chrome heated towel rail, fully tiled walls, wall mounted pull cord heater and extractor fan., shaver points plus with adjustable shaving mirror.

# Property Details.

## Bedroom Two



10' 1" x 8' 10" (3.07m x 2.69m) Double glazed window to side aspect with fitted blinds, curtains and pole, fitted double wardrobe, slim line electric wall mounted heater.

## Family Bathroom



Low level WC, wash hand basin, panel bath with mixer taps and shower rinser, fitted storage unit, chrome heated towel rail, fully tiled walls, wall mounted pull cord heater and extractor fan, wall mounted electric shaver point plus adjustable mirror.

## Balcony

The private covered balcony offers two outside power points and external lighting.

## Outside & Parking

The apartment benefits of a covered carport, visitors parking permits are available. There is a bin store on site for residents and secure bicycle store for visitors.

## Lease information

There is appropriately 114 years remaining on the lease.

The annual ground rent payable is £300 PA. The service charge is approx. £128.41 per calendar month this includes water costs.

We recommend checking the above information with your appointed conveyancer.

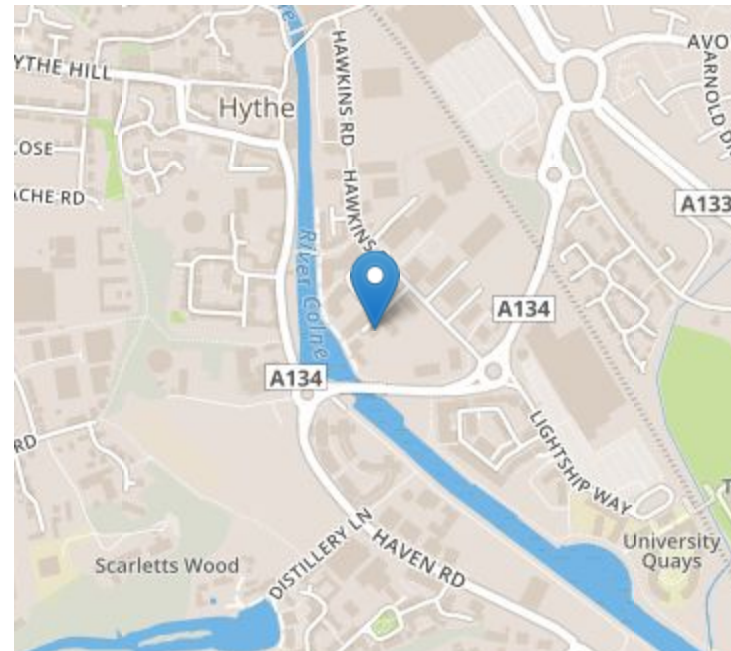
# Property Details.

## Floorplans

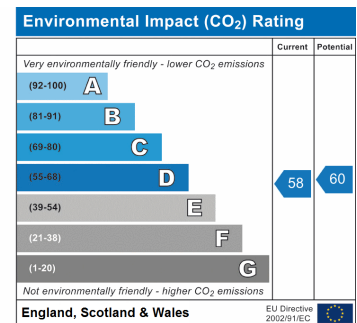
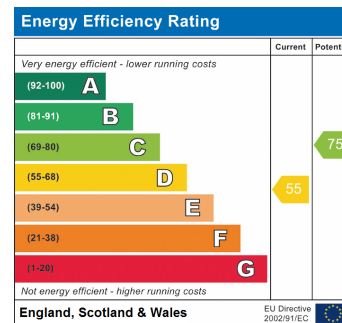


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.