



- Within Close Proximity Of Colchester's City Centre, Amenities & Station
- Exceptional Condition Throughout
- Allocated Parking & Visitors Parking
- Open Plan Living Accommodation
- No Onward Chain
- En Suite To Master Bedroom & Bathroom Suite
- Two Generous Bedrooms
- Ideal For A First Time Buyer Or Working Professional

## 1 6, Rowntree Court, Londinium Road, Colchester, Colchester, Essex. CO2 7NU.

An exceptional two-bedroom apartment, positioned on the ground floor of a sought-after development just south of Colchester's historic and vibrant city centre. Presented to an excellent standard throughout, this home makes the perfect first-time purchase. Offering generous reception space and two well-proportioned bedrooms, the property is ideally located moments from a wide range of shops, transport links, and city centre amenities. Accessed via secure telephone entry, the apartment opens into a welcoming entrance hallway with useful storage. The heart of the home is a spacious open-plan living, dining, and kitchen area, fitted with integrated appliances and sleek high-gloss units. There are two generous bedrooms, with the principal bedroom further enhanced by an en-suite shower room, while a contemporary family bathroom completes the accommodation. Externally, the property benefits from an allocated parking space, with additional visitors' permit parking available.



Call to view 01206 576999





# Property Details.

## Ground Floor

### Hallway

### Living Room/Kitchen/Dining Area



19' 7" x 18' 10" (5.97m x 5.74m)

### Bedroom One



12' 4" x 10' 4" (3.76m x 3.15m)

## En Suite



## Bedroom Two



12' 4" x 8' 11" (3.76m x 2.72m)

## Bathroom



# Property Details.

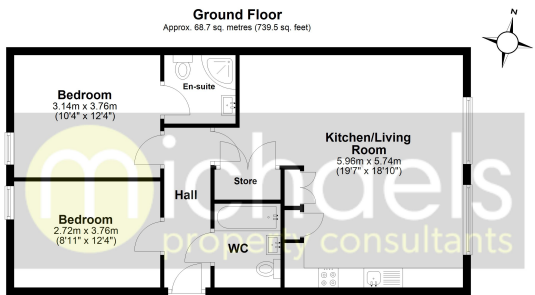
## Agents Notes & Lease Information



We understand from the owners that there is 115 years remaining, with a service charge of £1646 per annum and a ground rent of £250 per year. We do however advise that all buyers are to clarify this information with their solicitor.

# Property Details.

## Floorplans



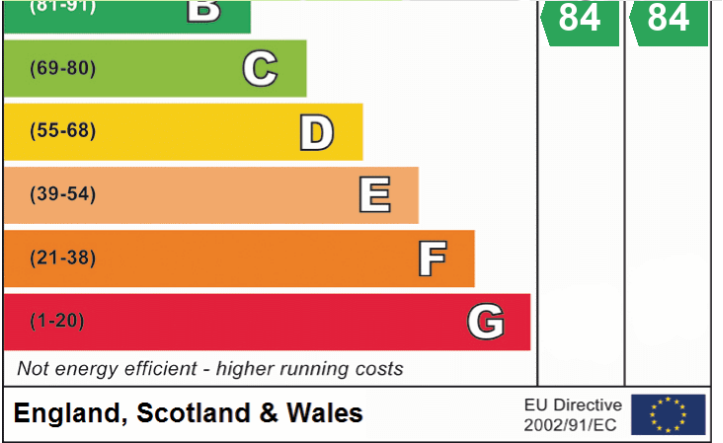
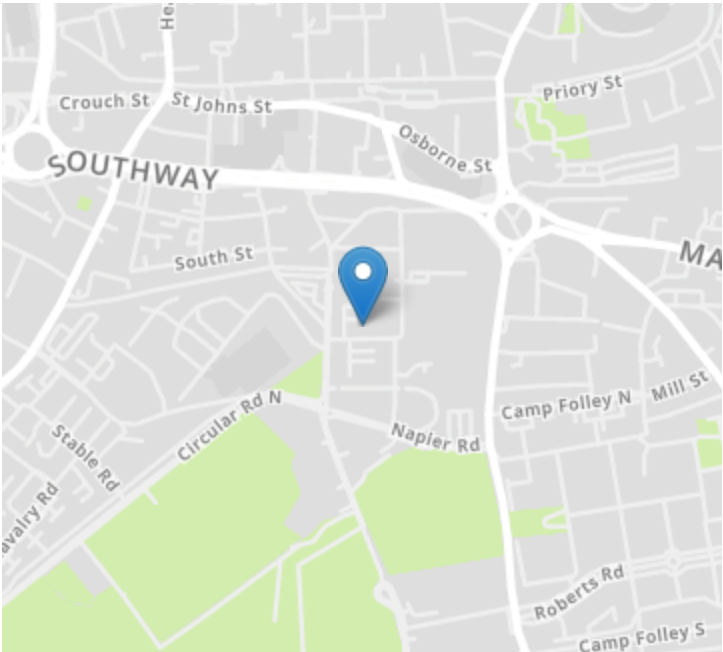
Total area: approx. 68.7 sq. metres (739.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobes/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using Planip.

Rowntree Court, Colchester

## 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.