



- The Ideal First Time Purchase Or Investment Opportunity
- Quaint One Bedroom Apartment
- Marks Tey Location - Striking Distance Of Mainline Station
- Allocated Parking & Visitors Permit Parking
- Entrance Hall With Storage
- Sizeable Bedroom
- Bathroom
- Well-Proportioned Bedroom
- Kitchen With Ample Storage And Space For Appliances
- No Onward Chain

## Flat 15 Old Rectory Court, Station Road, Marks Tey, Colchester, Essex. CO6 1EE.

The ideal first home or investment is offered in the form of this excellent one bedroom apartment, situated in Marks Tey and a stones throw away from the mainline station to London Liverpool Street - ideal for working professionals. Set within a peaceful development, surrounded by communal grounds, complete with allocated parking and having had recently installed double glazing throughout, this apartment is not to be missed.



# Property Details.

## Apartment (Accommodation On One Level)

### Entrance Hall

11' 2" x 6' 6" (3.40m x 1.98m) Entrance door, entrance telephone system, consumer unit, airing cupboard, wall mounted heater, loft access, doors to:

### Bedroom



10' 6" x 11' 1" (3.20m x 3.38m) Windows to rear aspect, wall mounted electric heater

### Bathroom



5' 6" x 6' 8" (1.68m x 2.03m) Panel bath with screen and shower over, pedestal wash hand basin, W.C

### Reception Room



10' 7" x 11' 2" (3.23m x 3.40m) Window to front and side aspect, wall mounted electric heater, communication points, opening to:

### Kitchen



11' 8" x 5' 7" (3.56m x 1.70m) A variety base and eye level units with worksurfaces over, inset sink, drainer and taps over, tiled splashback, inset hob with extractor fan over, space for washing machine and further appliances, inset spotlights, window to rear aspect

### Additional Information

The owners have recently had all windows changed in the apartment to full UPVC double glazing.

Please be advised this property is offered on a leasehold basis. We are informed by the current occupiers that the lease has recently been renewed to circa 155 years, by the current owner. We are also informed that there is a ground rent payable at £150 per annum (to payments of £75.00p per 6 months) and a maintenance charge of approximately £1560.00 per annum.

We advise all interested parties to confirm the above leasehold information with their solicitor, at an early stage of their conveyance to prevent any discrepancy.