



- Sizeable Ground Floor Apartment
- One Double Bedroom
- Large Lounge/Diner With Juliet Balcony
- Fitted Kitchen
- Spacious Bathroom
- Allocated Parking
- North Colchester

**1 Springham Drive, Colchester, Essex.
CO4 5FN.**

Located in a desirable location to the North of Colchester within close proximity to the A12 and mainline stations, is this extremely spacious ground floor apartment offering maximum privacy with the internal accommodation measuring a very generous size. The apartment comprises of welcoming entrance hall with ample storage, very sizeable living/dining room with Juliette Balcony, fully fitted modern kitchen, spacious double bedroom with built in cupboard and a larger than average family bathroom. Externally there is one allocated parking space and bin & bike store.



Property Details.

Ground Floor Apartment

Entrance Hall

With storage cupboard and doors to;

Open Plan Lounge/Diner



14' 9" x 11' 10" (4.50m x 3.61m) With two UPVC windows and French doors to Juliet balcony, radiator, TV point, door to;

Kitchen



9' 10" x 6' 2" (3.00m x 1.88m) With UPVC window, a range of base and eye level units with work surface over, inset stainless steel sink unit with tap and drainer, tiled splash backs, plumbing for washing machine, space for fridge/freezer, four ring gas hob, electric oven, boiler cupboard.

Property Details.

Bedroom One



11' 4" x 10' 7" (3.45m x 3.23m) With UPVC window, built in cupboard, radiator.

Bathroom



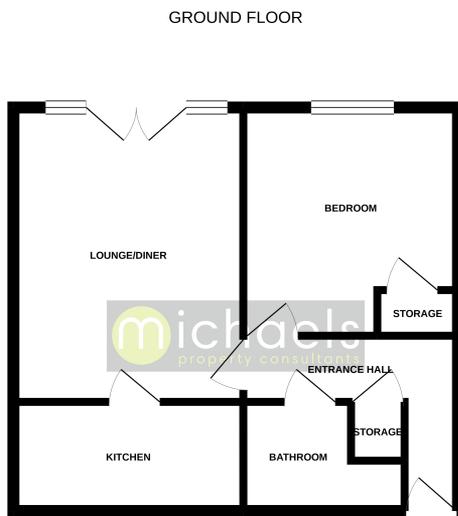
With low level WC, pedestal wash hand basin, panel bath with mixer taps and shower over, part tiled walls, radiator.

Outside

The property benefits of one allocated parking space, communal bin and bike stores and beautifully kept communal gardens

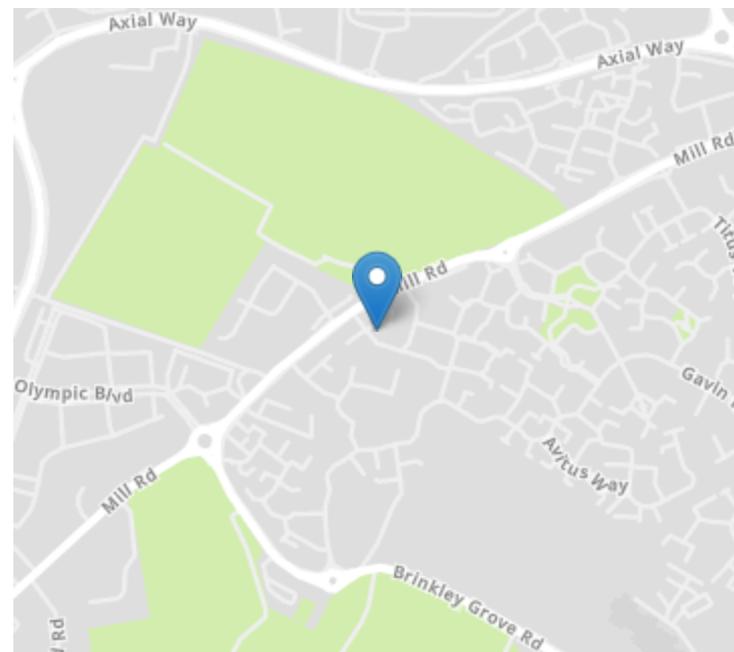
Property Details.

Floorplans



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of spaces, fixtures, fittings and appliances are for guidance only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. The services, systems and appliances shown here are not guaranteed and no guarantee is given for their operation or condition at the time of the survey.

Location



(81-91)	B		
(69-80)	C		79
(55-68)	D		79
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

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.