



- Allocated Parking And Visitors Parking
- Presented In First Class Order Throughout & In Excellent Decretive Order
- Suitable For A First Time Buyer Or Working Professional
- Well Maintained Communal Gardens
- South Colchester Location & In Easy Access Of An Array Of Local Amenities & Bus Transport Links
- A Fine Example Of A Two Bedroom First Floor Apartment
- Popular South Colchester Position
- Viewings Are Highly Advised
- Solid Oak Internal Doors

## 18 Dorchester End, Colchester, Colchester, Essex. CO2 8AR.

**\*\* Guide Price £170,000 to £180,000 \*\*** A spacious and contemporary first floor, two bedroom apartment located to the south of Colchester just of Abbots Road with excellent transport links to the Colchester City Centre with a range of further amenities close by. A brilliant purchase for any prospective first time buyer or working professional, this spacious apartment is offered to the market in great condition and has been well maintained by the current owner.





# Property Details.

## First Floor

### Entrance Hallway

### Living Room/Dining Area



13' 2" x 10' 8" (4.01m x 3.25m)

### Kitchen



10' 8" x 5' 11" (3.25m x 1.80m)

### Bedroom One



12' 9" x 9' 5" (3.89m x 2.87m)

# Property Details.

## Bedroom Two



8' 1" x 6' 6" (2.46m x 1.98m)

## Bathroom



8' 0" x 6' 2" (2.44m x 1.88m)

## Outside & Parking



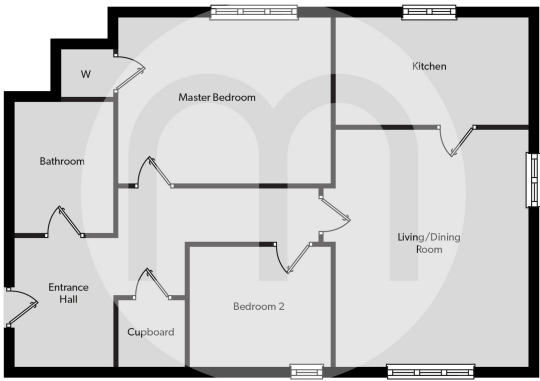
Externally the property offers an allocated parking space. (No. 88) with further visitors bays available. There are also well maintained communal gardens surrounding the block.

## Agents Notes & Lease Information

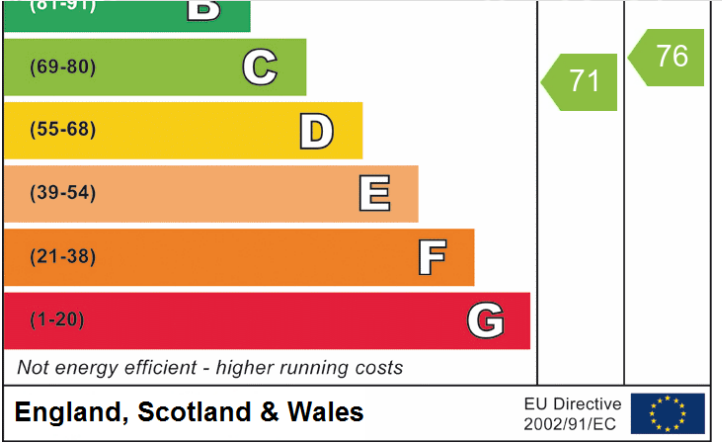
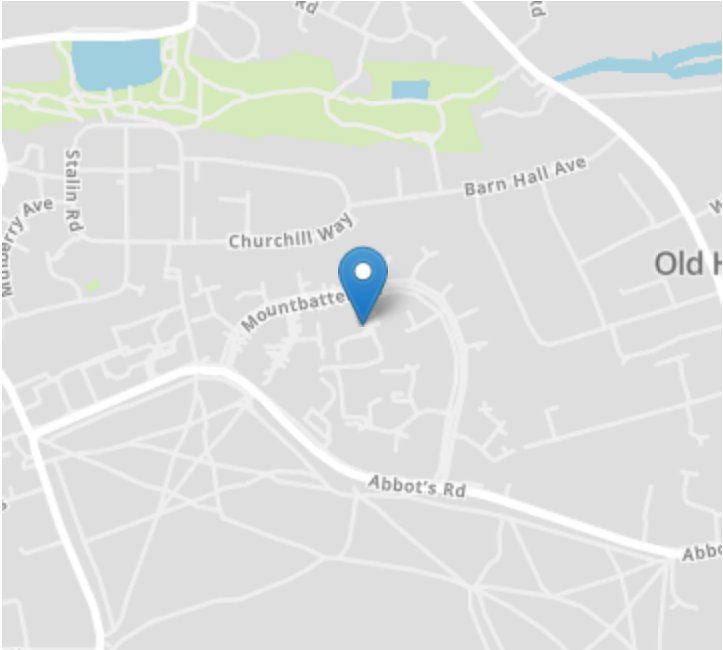
The current owner has advised the property is leasehold with 151 years remaining. The ground rent and service charge is payable at approx. £1241 per annum. We do however advise, any prospective purchaser confirms this information with their chosen conveyancer.

# 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.