



### 3 Lilac Tree Court, Hawthorn Avenue, Colchester, Colchester, Essex. CO4 3LN.

Residing to the East of Colchester sits this deceptively spacious two bedroom first floor apartment. Providing a pleasant outlook and is also within easy reach of an array of shops, amenities and a variety of primary and secondary educational choices. It is well-connected to Colchester's city centre by a frequent bus network. All considered, it would make the ideal first time purchase or investment property. The property has been tastefully renovated by the current owners, with a number of upgrades throughout, including tiled floors, a modern kitchen and full decoration throughout.

- An Ideal First Time Purchase Or Investment Opportunity
- Within Close Proximity Of Schooling, Bus Routes & Amenities
- Open Plan Living Room/Dining Areas With A Balcony
- Tastefully Decorated & Finished Throughout
- Two Generous Bedrooms
- An Excellent Example Of Two Bedroom First Floor Apartment
- Modern Kitchen
- Visitors Parking Available
- Well Maintained Communal Areas



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# Property Details.

## First Floor

### Entrance Hallway

Main door into hallway, telephone entry system, storage cupboard, tiled flooring, door to:

### Kitchen



9' 0" x 7' 8" (2.74m x 2.34m) UPVC window to rear aspect, space for appliances, tiled splash back, tiled flooring, storage cupboard, stainless steel sink/drainer.

### Living Room/Dining Area



16' 9" x 11' 4" (5.11m x 3.45m) UPVC window to front aspect, sliding doors to balcony area, tiled flooring, wall mounted radiator.

## Bedroom One



12' 4" x 11' 5" (3.76m x 3.48m) Built in wardrobes/storage cupboards, UPVC window to front aspect, radiator.

## Bedroom Two



13' 0" x 9' 8" (3.96m x 2.95m) UPVC window to side aspect, radiator, tiled flooring.

# Property Details.

## Bathroom



7' 2" x 6' 8" (2.18m x 2.03m) UPVC window to rear aspect, tiled bathroom suite, bath with shower attached, low level W.C, vanity wash basin, radiator.

## Outside



Outside the property offers well maintained communal areas, a further storage cupboard to the ground floor and parking is available on a first come first serve basis.

## Agents Notes & Lease Information

We have been advised that there is a lease length remaining of 89 years with a service charge of approximately £60 per month and a ground rent of £10 per annum. We do however that all buyers are to clarify this information with their solicitor.

# Property Details.

## Floorplans

## 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.