



- GUIDE PRICE £170,000 - £180,000
- One Of Just Three Apartments Within This Block
- Top Floor Apartment
- Two Double Bedrooms
- Open Plan Lounge/Diner With French Doors To Juliet Balcony
- Beautifully Presented Throughout
- Close To The A12, North Station & Town Centre
- North Colchester
- Allocated Parking Space

Call to view 01206 576999



41 Springham Drive, Colchester, Essex. CO4 5FN.

GUIDE PRICE £170,000 - £180,000

A superb opportunity to purchase this top floor apartment located within a small block of only three apartments, located to the North of Colchester with brilliant access to the A12, Colchester North Station, The Town Centre and Highwood Country Park. This contemporary home has been renovated throughout and offers any prospective purchaser a modern lifestyle with excellent amenities close by, ideal for a first time purchase or investor.



Property Details.

Top Floor Apartment

Entrance Hall

Entrance door, two storage cupboards, loft access, laminate flooring, doors to.

Lounge/Diner



16' 9" x 10' 2" (5.1m x 3.1m) Double glazed French doors to Juliet balcony, radiator, laminate flooring.

Kitchen



11' 10" x 5' 7" (3.6m x 1.7m) Double glazed window, range of fitted base and eye level units, integrated oven and hob with extractor fan over, space for appliances, radiator, vinyl flooring.

Bedroom One



11' 6" x 9' 2" (3.5m x 2.8m) Double glazed window to front, radiator, built in wardrobe.

Bedroom Two



11' 6" x 7' 7" (3.5m x 2.3m) Double glazed window to front, radiator.

Property Details.

Bathroom



7' 3" x 5' 7" (2.2m x 1.7m) Low level WC, wash hand basin, panelled bath with shower over, radiator

Parking



One allocated parking space.

Leasehold, Service Charge And Ground Rent Information

The current vendor has provided us with the below information:

Lease Length: 110 years remaining

Ground Rent: £250 per annum

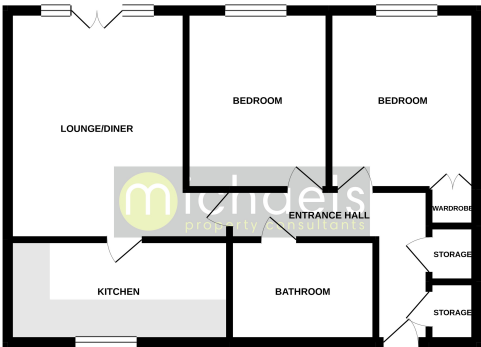
Service Charge: £772.50 per annum

However, we do advised any prospective purchaser confirms this information with their chosen conveyancer.

Property Details.

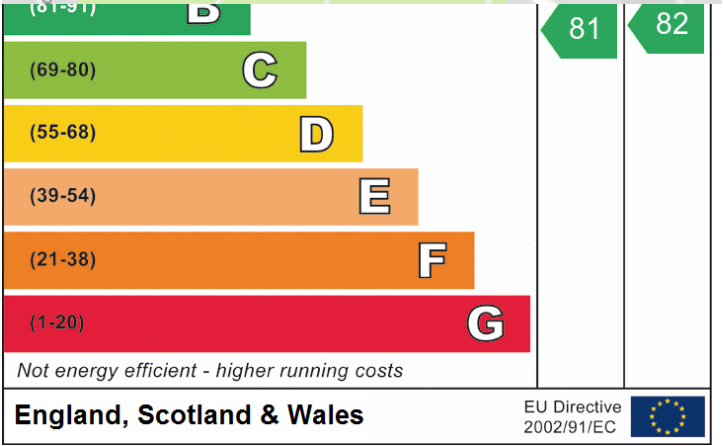
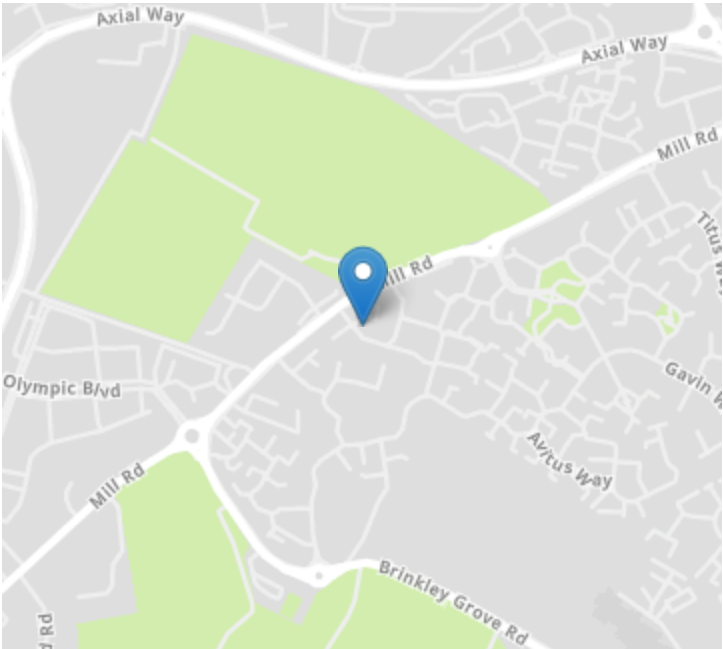
Floorplans

SECOND FLOOR APARTMENT



While every attempt has been made to ensure the accuracy of the floor plan, it is not a guarantee of accuracy. The floor plan is provided as a guide only and should not be relied upon for the purchase of the property. The floor plan is provided as a guide only and should not be relied upon for the purchase of the property. The floor plan is provided as a guide only and should not be relied upon for the purchase of the property.

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.