



- Ideal First Time Purchase Or Investment Opportunity
- No Onward Chain
- Second Floor Apartment
- Two Generous Bedrooms
- Allocated Parking
- Spacious Accommodation Throughout
- Easy Access To A12, A120 & Colchester North Station
- Popular North Colchester Location

## 25 Mortimer Gardens, Colchester, Essex. CO4 5ZG.

In a prime North Colchester position, this apartment is within easy reach of Colchester's anticipated Northern Gateway, soon to be home to an array of restaurants, leisure facilities and premium health club. It is also served by an excellent bus network, to Colchester's mainline station, offering direct links to London Liverpool Street station - ideal for the working professional. Offered to market with no onward chain, viewings can be arranged via one of our consultants without delay. Offering itself as the ideal first time purchase or investment, it provides a wealth of both bedroom and living space throughout. Accommodation is offered in the form of, a welcoming entrance hall with secure telephone entry system, two double bedrooms, en-suite & family bathroom and an 'L-shape' living-kitchen area.



# Property Details.

## Second Floor

### Entrance Hallway

The property is entered via the communal front door with security entry system to the front of the building leading to:

### Hallway

UPVC window to the side aspect, access to the loft, built-in cupboard (housing the water tank), wall-mounted electric panel heater, wall-mounted security entry phone receiver and doors leading to;

### Living Room



15' 2" x 13' 2" max ( 4.62m x 4.01m ) UPVC windows to the side aspect, wall mounted electric panel heater and a door leading to:

### Kitchen



8' 9" x 6' 4" ( 2.67m x 1.93m ) UPVC window to the side aspect, single sink and drainer with mixer tap inset to the worktop, range of wall and floor mounted matching cupboards and drawers, built-in electric oven with four-ring electric hob and cooker hood over and plumbing for a washing machine.

### Bedroom One

12' 3" x 8' 8" ( 3.73m x 2.64m ) UPVC window to the side aspect and a wall-mounted electric panel heater.

### Bedroom Two

9' 2" x 7' 2" ( 2.79m x 2.18m ) UPVC window to the side aspect and a wall-mounted electric panel heater.

### Bathroom



Obscure UPVC window to the side aspect, enclosed panel bath with mixer tap and adjustable shower attachment, wash hand basin with mixer tap, low level WC, Chrome heated towel rail, extractor fan, part tiled walls and mosaic style tiled flooring.

### Outside

There is an allocated parking space providing off road parking for one vehicle.

### Agents Notes & Lease Information

We have been advised by the current owners that there is currently 111 years remaining on the lease, we do however advise that all prospective buyers check this information with their solicitor.