



- Recently Built And Exceptionally Well Presented Apartment
- Modern Throughout Offering Hive Heating System & Vent-Axia Ventilation
- Two Double Bedrooms With En-Suite To Master
- Lounge/Diner
- Wrap Around Balcony With Beautiful Views
- Allocated Parking Space
- Abbey Fields Location

### 42 Whitworth House, Stable Road, Colchester, Essex. CO2 7TL.

A unique opportunity to purchase this recently built two bedroom apartment, being the only property to reside on the top floor of this superb development located in the ever popular 'Abbey Fields' area with access to Colchester Town Station and the town centre. This outstanding apartment offers modern fittings throughout and benefits from Hive heating system and Vent-Axia air ventilation throughout.



Call to view 01206 576999



# Property Details.

## Second Floor Apartment

### Entrance Hall

With radiator, telecom entry system and doors to;

### Bathroom



With obscure double glazed window to rear, radiator, tiled floor, enclosed cistern WC, part tiled walls, spotlights, wash hand basin, panelled bath with shower over, in built extractor.

### Kitchen



13' 7" x 8' 11" (4.14m x 2.72m) With double glazed door to balcony, a range of contemporary eye level and base units with drawers and worktops over, inset sink and drainer, electric cooker with gas hob and extractor hood over, integrated washing machine, fridge/freezer.

### Bedroom One



12' 6" x 10' 9" (3.81m x 3.28m) With double glazed window to front, radiator, door to;

### En-Suite Shower Room



With enclosed cistern WC, wash hand basin, part tiled walls, extractor, radiator, shower cubicle.

### Bedroom Two



11' 6" x 8' 2" (3.51m x 2.49m) With double glazed window to front, radiator.

# Property Details.

## Lounge/Diner



16' 7" x 15' 3" (5.05m x 4.65m) With sliding doors to balcony, radiator, TV point, storage cupboard.

## Balcony



A generous wrap around balcony with views of Abbey Fields & Colchester Hockey Club, benefiting from outdoor lighting.

## Allocated Parking & Outside



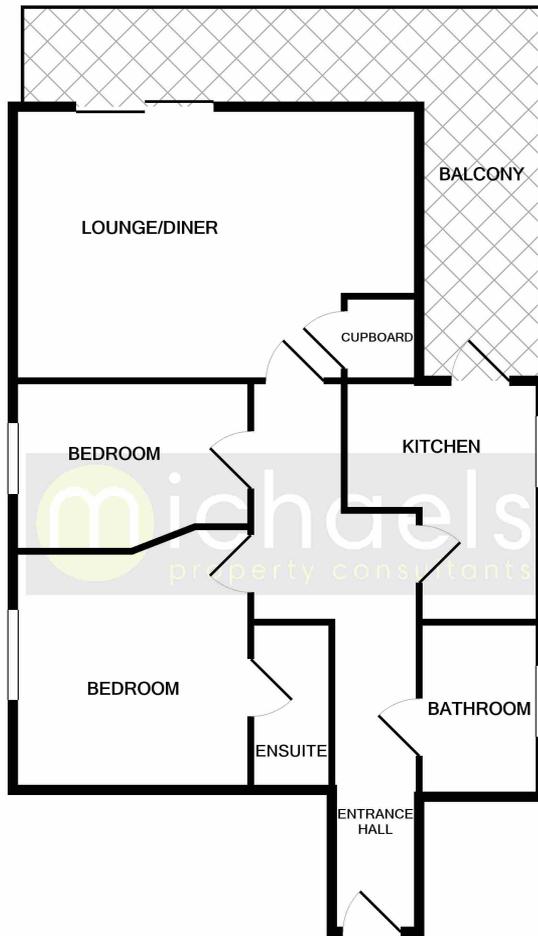
One allocated parking space (no. 36), bike sheds and bin storage.

## Leasehold Information

The current owner has advised the property has a maintenance charge of £172pm and a ground rent charge of £250pa payable to L&Q. The lease length was 999 from new.

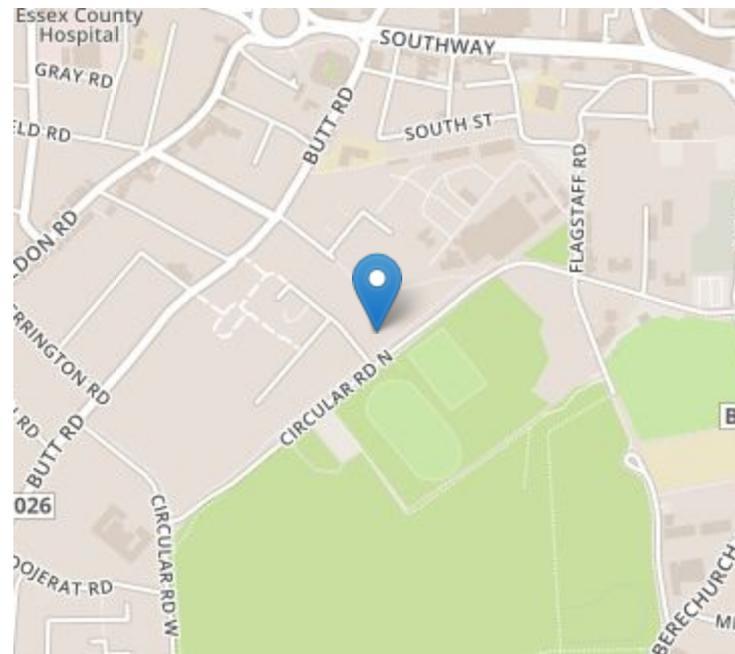
# Property Details.

## Floorplans

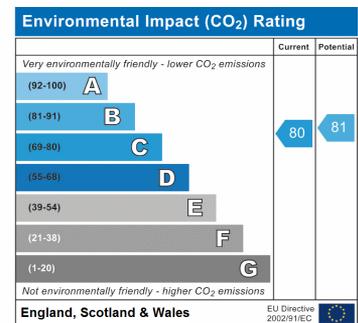
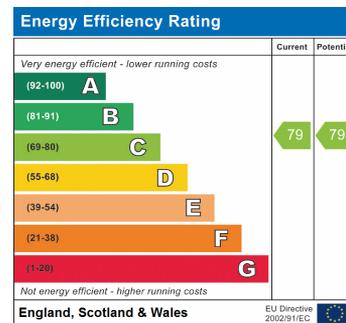


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## 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.