



- Ideal For First Time Buyers & Working Professionals
- Secure Entry Telephone System
- Master Bedroom Complete With En-Suite Shower Room & Built In Wardrobes
- Added Luxury Of A Private Terrace Enclosed By Handsome Cast Iron Railings
- No Onward Chain
- Prime Location In North Colchester & Close To Mainline Station
- Allocated Parking For One Vehicle
- Tastefully Decorated & Finished Throughout

44 Axial Drive, Colchester, Essex. CO4 5RY.

** Guide Price £190,000 to £200,000 ** Conveniently positioned moments from Colchester's mainline station, offering links to London Liverpool Street within the hour, sits this excellent example of a two bedroom second floor apartment. Ideal for first time buyers, working professionals and investors alike, this apartment offers both generous bedroom and living space throughout and is complete with the added luxury of a private terrace enclosed by handsome cast iron railings.



Call to view 01206 576999



Property Details.

Second Floor Accommodation

Communal Hallway

The communal hallway is accessed via a secure entry telecom system, which then leads into the block itself with stairs to the second floor.

Hallway

Main door into hallway, radiator, access to loft hatch storage cupboards X2, wood effect flooring.

Kitchen



8' 3" x 7' 3" (2.51m x 2.21m) Range of base and eye level units, cupboards and work surfaces, integrated appliances, gas hob with electric oven, UPVC window to front aspect.

Living Room/Dining Area



15' 8" x 11' 5" (4.78m x 3.48m) UPVC doors leading to outside terrace, radiators, open plan area featuring dining space, UPVC window to rear aspect.

Master Bedroom



14' 1" x 11' 5" (4.29m x 3.48m) Juliette balcony to front, radiator, built in wardrobes, door to:

Property Details.

En Suite



Shower cubicle, low level W.C, wash hand basin, towel rail.

Bedroom Two



10' 2" x 9' 2" (3.10m x 2.79m) Window to rear aspect, built in wardrobe, radiator.

Bathroom



8' 2" x 5' 3" (2.49m x 1.60m) Low level W.C, panelled bath with shower over, wash hand basin, radiator, extractor fan, window to rear aspect.

Outside



To the front of the block provides an allocated parking space for one vehicle with further on street parking around the block. To both the front and rear offers well maintained communal areas.

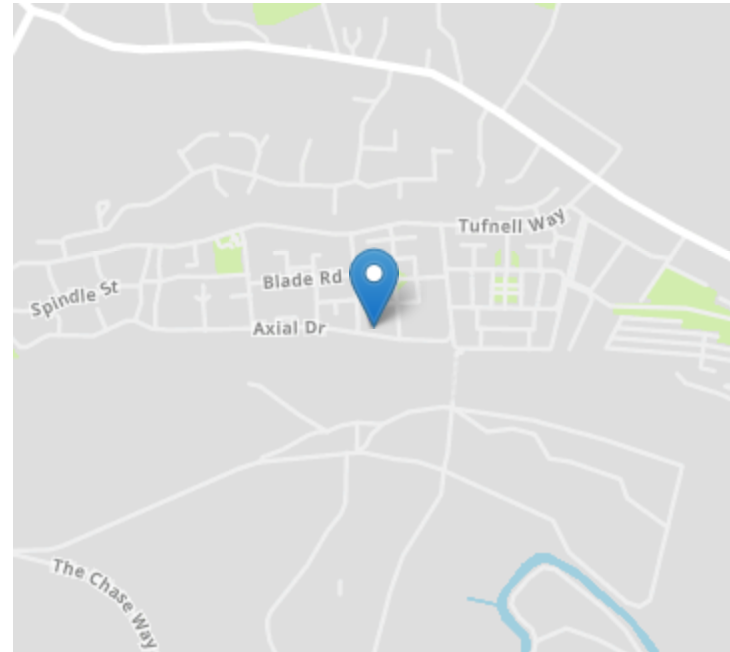
Agents Notes & Lease Information

We have been advised by the seller that there is 133 years still remaining on the lease with a service charge of £1 300 per annum and a ground rent of £99 paid every 6 months. We do of course do advise all perspective buyers to clarify this information with their chosen 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.