



- Stylish & Contemporary Accommodation With High Class Fitments
- Open-Plan Modern Day Living Design
- Floor To Ceiling Oak Glazed Doors & Private South Facing Balcony
- Two Large Double Bedrooms With Fitted Wardrobes
- Tiled Bathroom Suite
- Italian Handleless Kitchen With High Specification Integrated Appliances
- Gas Powered Underfloor Heating Throughout
- Marks Tey Location - Striking Distance Of Mainline Station

21 Point Chase, Marks Tey, Colchester, Essex. CO6 1FN.

An exquisite 'show home' style presented apartment, occupying the most favourable of positions to the West of Colchester, in Marks Tey. Tasteful touches, stylish finishes and dressed to impress, this really does prove to be the cutting edge for modern day apartment living. With high specifications included within its well thought out design, this home boasts an array of open-plan living and spacious bedroom accommodation throughout.



Property Details.

Accommodation On One Level

Entrance Hall



12' 7" x 12' 9" (3.84m x 3.89m) Entrance door to front aspect, tiled floor with underfloor heating, inset LED spotlights, white veneer timber doors providing access to:

Reception-Kitchen Area



13' 8" x 19' 9" (4.17m x 6.02m) Oak floor-to-ceiling retractable double glazed doors to rear aspect (providing access to south facing balcony), tiled underfloor heating, inset LED spotlights, variety of communication input/output, double glazed window to side aspect

Contemporary and modern fitted Italian designed handleless kitchen, comprising of wood grain effect base and eye level fitted units with contrasting white work surfaces over, inset stainless steel sink and chrome mixer tap over inset Hotpoint four ring hob with disguised extractor hood over, integrated Hotpoint fridge/freezer & dishwasher, integrated Beko washer/dryer, inset electric fan assisted Hotpoint oven and grill & microwave oven, stainless steel double plug socket

Property Details.

Family Bathroom Suite



Family bathroom suite comprising of low level W.C with inset wall double flush, oversized wall mounted feature mirror, chrome wall mounted towel rail, grey-tone tiled walls and panelled bath with shower over and retractable screen, wall mounted wash hand basin with tiled splashback, inset LED spotlights

Principal Bedroom



11' 5" x 10' 7" (3.48m x 3.23m) Dual aspect double glazed windows, underfloor heating, built in retractable double wardrobe, inset spotlights, television ariel point

Bedroom Two



13' 4" x 8' 9" (4.06m x 2.67m) Double glazed window to front aspect, underfloor heating, built in double wardrobe, inset LED spotlights

Outside & Parking



This exceptional apartment benefits from its own private balcony. The base features timber decking and is enclosed by glass balustrades, whilst benefiting from being south facing - ensuring maximum sunlight and natural warmth. Parking is available off road for one vehicle, with other parking accessible for visitors. There is also the added benefit of secure storage for bicycles.

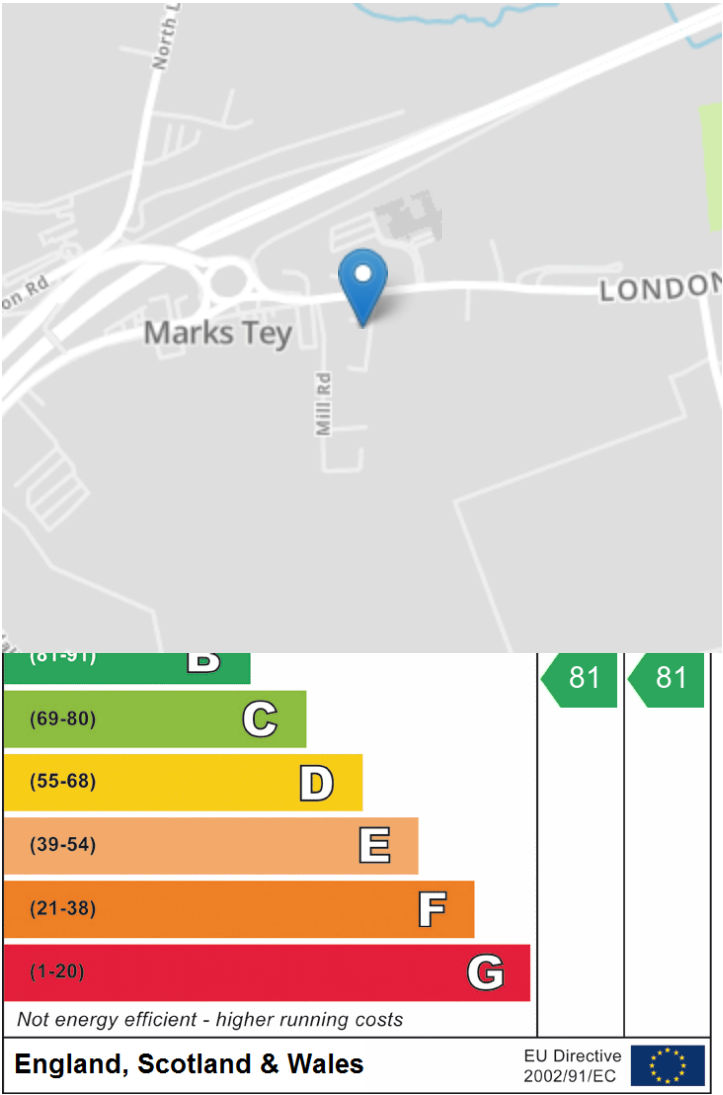
Lease Information

We have been advised by the sellers that this property is offered on a leasehold basis. The lease commenced from 125 years from new. Ground rent is payable at £275.00p per annum and a reasonable maintenance charge is payable of £1100 per annum and can be paid in two monthly instalments of £550.00p. PMS are block management agents. We do strongly advise that all interested parties confirm this information at an early stage of their conveyance to avoid any discrepancy.

Property Details.

Floorplans

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.