



- An Exceptional One Bedroom Apartment Forming Part Of A Stunning Conversion
- Period Charm & Features Throughout
- One Large Double Bedroom
- Luxury Modern Bathroom Suite
- Underfloor Heating & Window Shutters
- High Gloss Kitchen With Integrated Appliances
- Focal Impressive Kitchen-Diner & Living Room
- Allocated Parking For One Vehicle & Visitors Parking
- Striking Distance Of Colchester's City Centre, Station & Amenities
- Ideal First Home Or Investment

10 Flagstaff Road, Colchester, Essex. CO2 7NY.

An exceptional one bedroom apartment situated on the first floor in a desirable apartment block, forming part of a stunning conversion within the historical Roman Circus area - marginally South of Colchester's historic and exciting city centre. Presented to the highest of standards, this apartment presents itself as the perfect first time purchase for the working professional and/or couple alike. It would also make the ideal investment.



Property Details.

First Floor

Entrance Hallway

Access through a communal door with stairs leading to the first floor.

Entrance door leading into the hallway, wood effect flooring, storage cupboards, underfloor heating, doors and access leading to:

Open Plan Living Area/Kitchen/Dining Area



26' 11" x 12' 2" (8.20m x 3.71m) Three large sash windows to front aspect with made-to-measure shutters, underfloor heating, wood effect flooring, high-gloss modern kitchen with a range of matching units, cupboards and work surfaces over, inset induction hob with extractor fan over, electric fan assisted oven, stainless steel splash back, integrated fridge/freezer, dishwasher and washing machine, undercounter lighting, stainless steel sink/drainage and tap over

Master Bedroom



12' 9" x 10' 3" (3.89m x 3.12m) Sash window to rear aspect, underfloor heating, ample space for free-standing furniture

Bathroom



8' 4" x 7' 1" (2.54m x 2.16m) Luxury bathroom suite comprising of; obscured sash window to rear aspect, low level W.C, vanity wash basin, tiled flooring and walls, panelled bath with shower over, underfloor heating

Property Details.

Outside



Externally the property offers one allocated parking space with further visitors spaces. There is also bike and bin storage to the rear.

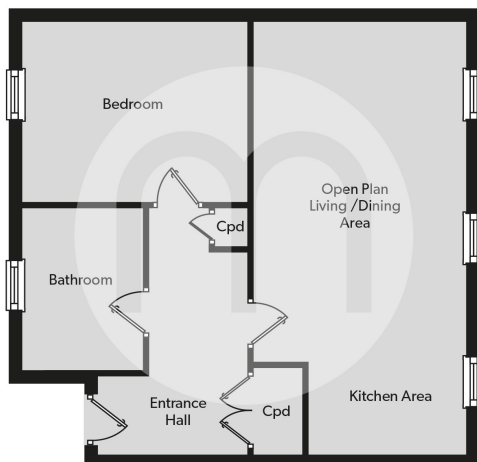
Agents Notes & Lease Information

We have been informed by the current seller that there is currently 116 years remaining on the lease (approx.) which commenced from the 1st January 2016.

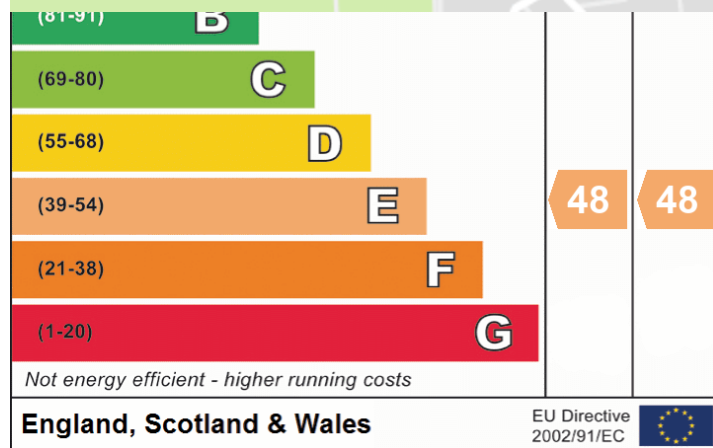
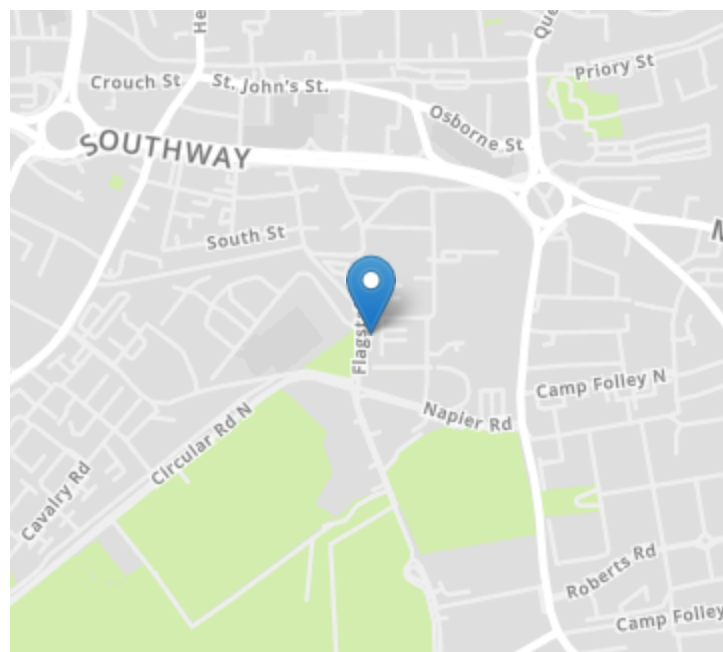
There is an monthly charge of £150.00 which we are informed is for both the ground rent and service charge combined. We do however advise that all buyers are to clarify this information with their solicitor, at an early stage of their conveyance to prevent any discrepancy.

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.