



- First Floor Apartment
- Excellent Investment Or First Time Purchase
- One Bedroom
- Excellent Access To Essex University
- Walk to Local Amenities
- Parking & Garage

## 14 Clingoe Court, Elmstead Road, Colchester, Essex. CO4 3AB.

Clingoe Court, Elmstead Road, Colchester, CO4 \*\*GUIDE PRICE £125,000-£135,000\*\* An ideal first home or investment opportunity, this well-presented one-bedroom top-floor apartment is quietly positioned to the rear of the apartment block, offering a peaceful setting. The accommodation comprises an entrance hall, double bedroom, fitted kitchen, comfortable living area, and a bathroom. Additional benefits include a garage en bloc and communal residents' parking. Location highlights include East Colchester amenities such as; Hythe Station, Tesco Superstore, the University of Essex, and convenient road access to the A12/A120, providing links to Harwich and London.





# Property Details.

## First Floor

### Bedroom



13' 3" x 8' (4.04m x 2.44m)

### Living Room



14' 8" x 11' 2" (4.47m x 3.40m)

### Kitchen



6' 4" x 5' 10" (1.93m x 1.78m)

### Bathroom



6' 4" x 5' 5" (1.93m x 1.65m)

# Property Details.

## Outside

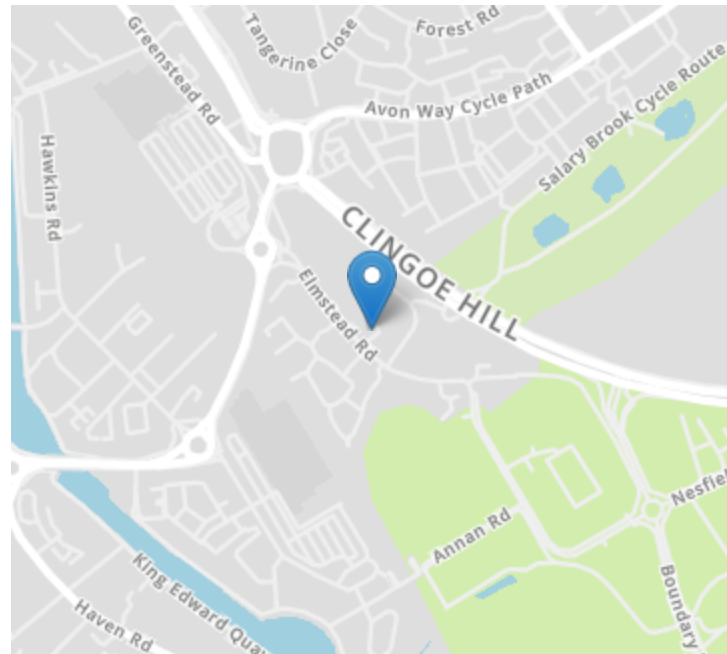


To the rear of the property there is parking available and a single garage, This apartment also benefits from an attractive communal garden.

# 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.