



- Two Bedroom Ground Floor Apartment
- Close To University Of Essex & Colchester Hythe Station
- Close To An Array Of Amenities, Shops & Transport Links
- Two Double Bedrooms
- En-Suite & Family Bathroom
- Open Plan Kitchen/Dining/Living Room
- Allocated Parking
- Offered With No Onward Chain
- Ideal First Time Purchase Or Investment

## 4 Waterside Lane, Colchester, Essex. CO2 8HZ.

**\*\*Guide Price £170,000 - £180,000\*\*** Situated to the South-East of Colchester and within easy access to; a range of useful amenities, shops, transport links and the University Of Essex resides this two bedroom ground floor apartment. Offered to the market with no onward chain, this apartment presents itself as the ideal first time purchase or investment. Accommodation is accessible via secure telephone entry system. Upon entering the apartment you are greeted with a welcoming entrance hall, leading to all other areas of accommodation. Two double bedrooms are featured, with the master bedroom benefitting from an en-suite shower room. A large living/dining/kitchen is showcased and offers modern living with its open plan design. The property also benefits from one allocated parking space.





# Property Details.

## Ground Floor Apartment

### Entrance Hall

Entrance door, telephone entry system, inset storage cupboard, radiator, access to:

### Master Bedroom



12' 9" x 9' 0" (3.89m x 2.74m) Window to side aspect radiator, door to:

### En-Suite Shower Room



Shower cubicle, W.C, wash hand basin, part tiled walls, towel rail

### Bedroom Two



12' 0" x 10' 0" (3.66m x 3.05m) Window to front aspect, radiator

# Property Details.

## Open Plan Living Room/Kitchen



18' 0" x 18' 0" (5.49m x 5.49m) Patio doors/Juliet balcony to front aspect, windows to side aspect, radiator, communication points

A range of fitted base and eye level fitted units with work surfaces over, inset sink, drainer and taps over, tiled splashbacks, inset hob, oven/grill and extractor fan over, space for washing machine and fridge/freezer

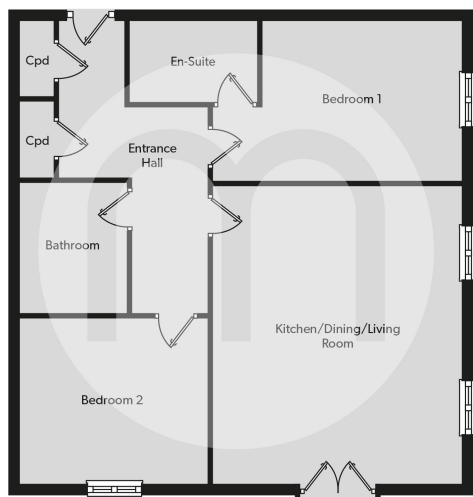
## Leasehold Information



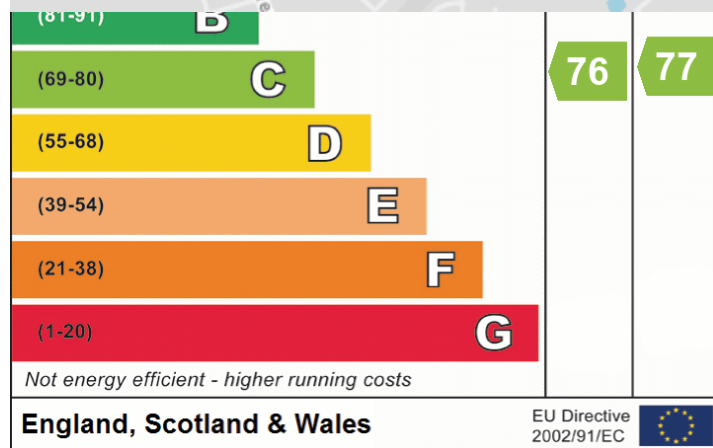
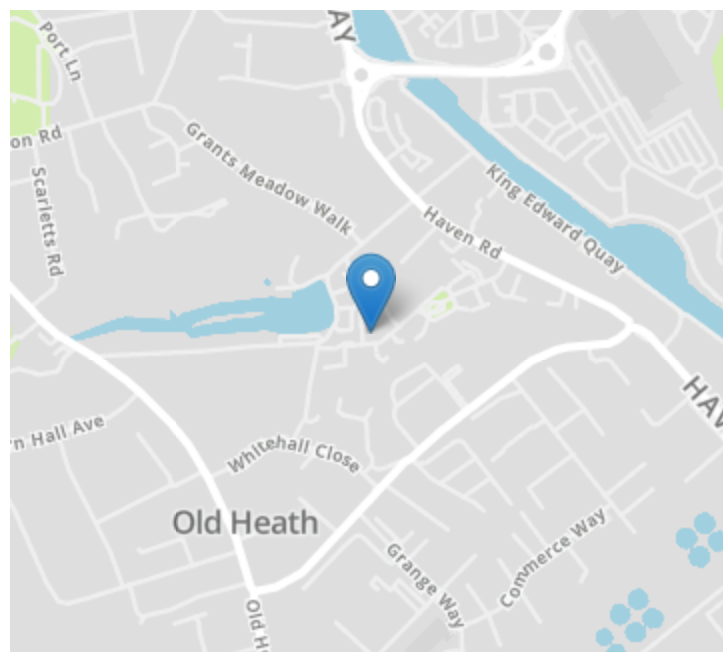
This property is offered on a leasehold basis, 155 Years From 1 January 2004 and therefore there are 134 years remaining on the lease (circa). We understand a service charge and ground rent are applicable, please contact an agent to find out further information. All information provided to us by our vendors is done so in good faith and we encourage all interested parties to confirm all leasehold details with their legal representative at an early stage of their conveyance, preventing 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.