



- Spacious Two Bedroom First Floor Apartment
- Positioned In The Heart Of Colchester's Historical City Centre
- A Popular Apartment Block Within Moments Of An Array Of Shops & Amenities
- Two Double Bedrooms
- Focal Open Plan Kitchen-Living Area
- Recently Fitted Kitchen With Space For Appliances
- Modern Family Bathroom Suite
- Rare Benefit Of Two Allocated Parking Spaces
- Offered To Market With No Onward Chain!
- Presenting Itself As An Ideal First Time Purchase Or Investment Opportunity

## Flat 14, 34-38 Crown House, Southway, Colchester, Colchester, Essex. CO2 7FA.

Crown House offers contemporary, modern apartment living and is set within the heart of Colchester's historic, exciting and vibrant city centre. This well-proportioned two bedroom apartment occupies the first floor of this excellent apartment block and also comes complete with two allocated parking spaces. Within striking distance of the city centre and therefore within easy reach of; an array of shops, independent boutiques, restaurants and bars - it offers city centre living to a very high standard.



# Property Details.

## First Floor Apartment

### Entrance Hall

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

### Living-Kitchen Area



5.18m x 4.3m (17' 0" x 14' 1") Large & oversized window to front aspect, a modern fitted high gloss kitchen comprising of; a range of fitted base and eye level units with wood effect worksurfaces and upstands, grey tone brick splashback, inset hob with extractor fan over, inset oven & grill, space for dishwasher & free standing fridge/freezer, inset sink, drainer and mixer tap over, radiator

## Master Bedroom



3.53m x 3.45m (11' 7" x 11' 4") Large & oversized window to front aspect, radiator

## Bedroom Two



3.53m x 3.12m (11' 7" x 10' 3") Large & oversized window to front aspect, radiator

# Property Details.

## Family Bathroom Suite



Modern family bathroom suite comprising of; W.C, pedestal wash hand basin, panel 'P-shape' bath with screen and shower over, chrome wall mounted towel rail

## Leasehold Information

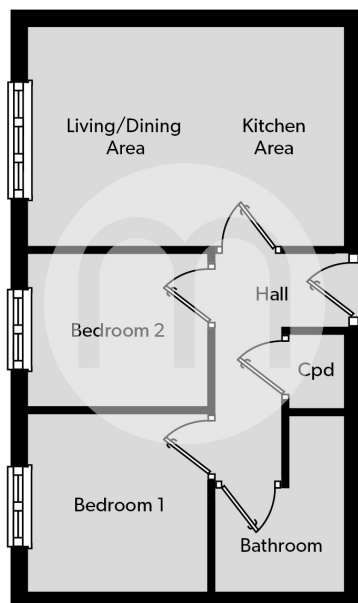


We have been advised by the sellers that the lease term was offered on the basis of 125 Years From 1 August 2014, with approximately 115 years remaining on the lease. An approximate annual ground rent is payable at £300 per annum and a reasonable maintenance fee of approximately £1489 per annum.

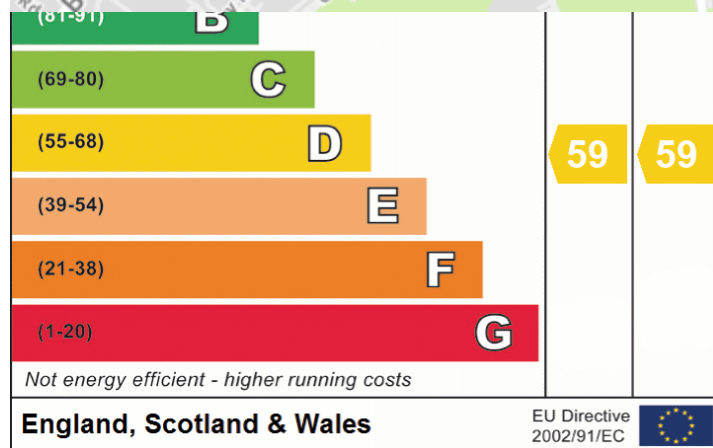
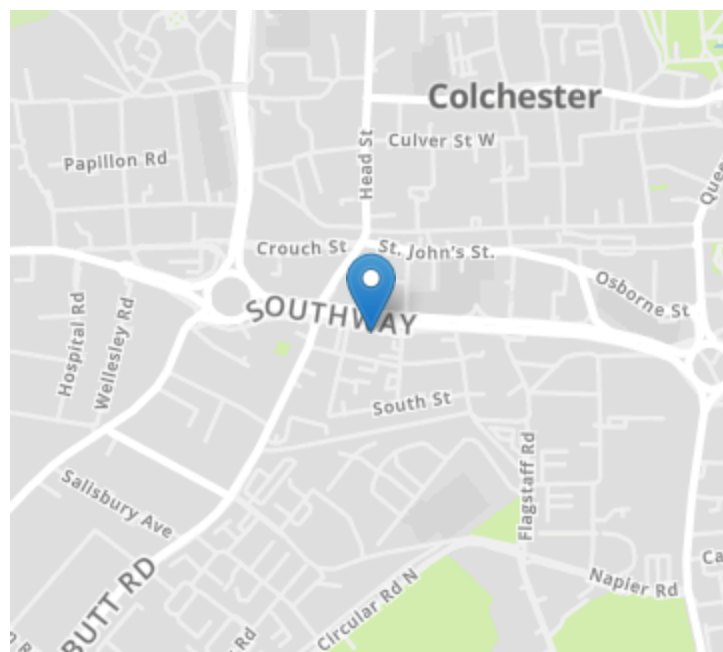
The above information is provided in good faith by the current occupiers, but we strongly advise all interest parties to confirm this information with their respective solicitor at an early stage of their conveyance, to prevent any discrepancy.

# 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.