



- Excellent Example Of A Two Bedroom Ground Floor Apartment
- Ideal For First Time Buyers & Working Professionals
- Prime Location In North Colchester & Close To Mainline Station
- Secure Entry Telephone System
- Two Double Bedrooms
- Master Bedroom Complete With En-Suite Shower Room & Built In Wardrobes
- Open Plan Living-Kitchen Area
- Added Luxury Of A Private Terrace Enclosed By Handsome Cast Iron Railings
- Allocated Parking For One Vehicle
- No Onward Chain

2 Turbine Road, Colchester, Essex. CO4 5ZW.

** Guide Price £200,000 to £210,000 ** Conveniently positioned moments from Colchester's mainline station, offering links to London Liverpool Street within the hour, sits this excellent example of a two bedroom ground floor apartment. Ideal for first time buyers, working professionals and investors alike, this apartment offers both generous bedroom and living space throughout and is complete with the added luxury of a private terrace enclosed by handsome cast iron railings.



Property Details.

Ground Floor Apartment

Entrance Hall

Entrance door to front aspect, airing cupboard, wall mounted electric heater, access to:

Master Bedroom



11' 1" x 10' 4" (3.38m x 3.15m) Juliet balcony and doors to rear aspect, built in double mirror front wardrobes, electric wall mounted heater, door to:

En-Suite Shower Room



10' 4" x 3' 8" (3.15m x 1.12m) W.C, tiled walls, pedestal wash hand basin, shower cubicle, wall mounted towel rail

Bedroom Two



10' 4" x 8' 3" (3.15m x 2.51m) Window to rear aspect, wall mounted heater

Family Bathroom Suite



9' 2" x 6' 9" (2.79m x 2.06m) Family bathroom suite comprising of; tiled walls, obscure window to front aspect, W.C, panel bath with shower hose attachment, wall mounted towel rail

Property Details.

Reception Room



21' 4" x 11' 0" (6.50m x 3.35m) French doors and windows to front aspect (leading to private and enclosed terrace), wall mounted electric heater, communication points, open plan to:

Kitchen



10' 4" x 7' 5" (3.15m x 2.26m) A modern fitted kitchen comprising of; tiled floor, a range of base and eye level fitted units with work surfaces over, inset stainless steel sink, drainer and mixer tap over, space and plumbing for washing machine, dishwasher, freestanding fridge/freezer, integrated electric oven and grill, inset hob with extractor fan over and stainless steel splashback, window to rear aspect

Terrace & Parking



As previously mentioned, outside the property benefits from a private and enclosed terrace, surrounded by mature hedgerow. To the rear, allocated parking for one vehicle is available. Further parking is accessible on road for both residents and visitors alike.

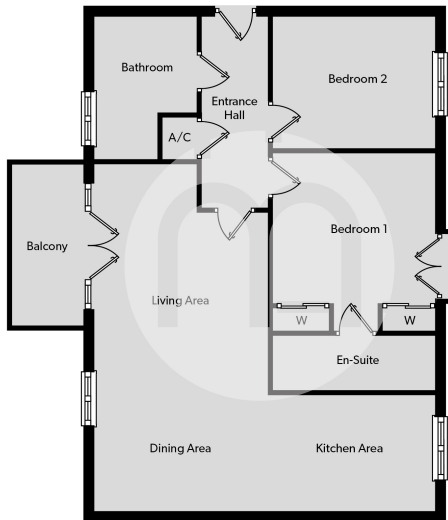
Leasehold Information

We have been advised by our sellers that this property is offered on a leasehold basis. The lease term was offered from 125 from new, as of the 24th June 2008, therefore there is an approximate 110 years remaining on the lease.

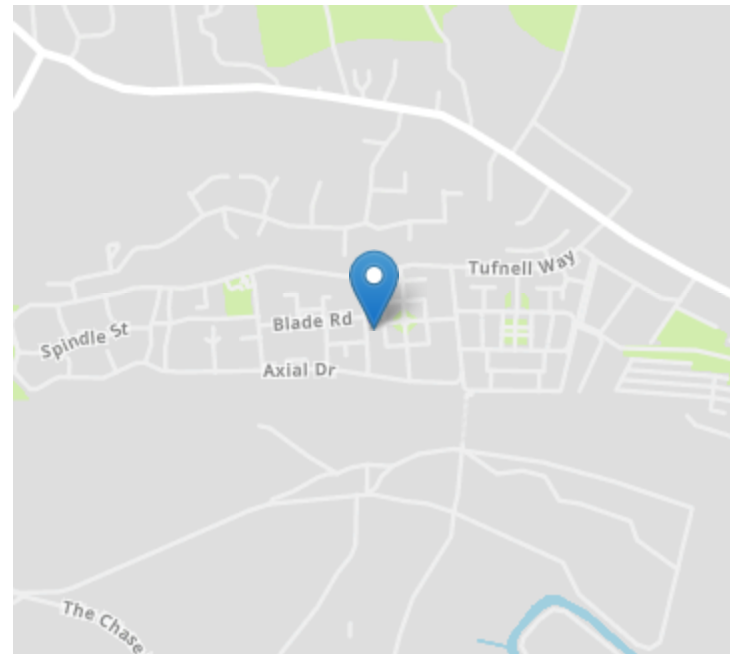
The ground rent payable is £300.00p per annum. The maintenance and building insurance fee is payable at approximately circa £1100.00p per annum. We do however strongly advise that all interested parties confirm this information with their appointed conveyancer, at an early stage of their conveyance to prevent any discrepancy.

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.