



- North Colchester Position Close, To Amenities & Transport Links
- Ideal First Home Or Investment
- Well Presented & Maintained Throughout
- Two Double Bedrooms
- Bathroom
- Spacious Reception Room
- Fitted Kitchen With Both Intergrated & Space For Appliances
- Allocated Parking
- Fronting On To A Greensward
- Viewings Available At Request

47 Mortimer Gardens, Colchester, Colchester, Essex. CO4 5ZG.

An excellent apartment situated to the North of Colchester in a peaceful residential area and moments away from an array of useful amenities, shops and transport links. Presenting itself as the ideal first time purchase or investment. Complete with allocated parking, viewings can be arranged via one of our consultants without delay. Internally, the apartment is accessible via a secure telephone entry system. As you enter the apartment, you are immediately greeted by a welcoming entrance hall, with access to all areas of accommodation. Two double bedrooms are on offer, with the master bedroom benefitting from inset storage. A large open plan dining/living space is on offer with dual aspect windows and a modern fitted kitchen with space for appliances is featured. A family bathroom is also on offer, with a shower over the bath.



Property Details.

Top Floor Apartment

Entrance Hallway

Entrance door, telephone secure entry system, window to rear aspect, wall mounted heater, wood effect laminate flooring, airing cupboard, consumer unit, door to:

Reception Room



15' 2" x 13' 1" (4.62m x 3.99m) Windows to front aspect, wall mounted electric heater, wood effect flooring, access to:

Kitchen



8' 8" x 6' 2" (2.64m x 1.88m) Window to rear aspect, a range of base and eye level fitted units with work surfaces over, inset sink, drainer and tap over, inset electric oven, four ring hob and extractor fan over, inset fridge/freezer, space and plumbing for washing machine

Family Bathroom



6' 4" x 6' 2" (1.93m x 1.88m) Window to rear aspect, W.C, pedestal wash hand basin, tiled walls, panel bath with shower over and curtain, chrome wall mounted towel rail, geometric patterned floor

Property Details.

Bedroom One



10' 1" x 8' 6" (3.07m x 2.59m) Window to rear aspect, wall mounted heater, inset mirror front wardrobes

Bedroom Two



8' 9" x 7' 1" (2.67m x 2.16m) Window to front aspect, inset wardrobe, wall mounted electric heater

Outside & Parking



This apartment comes with added benefit of allocated parking for one vehicle. The property is also further enhanced by overlooking a greensward to the front, with seating.

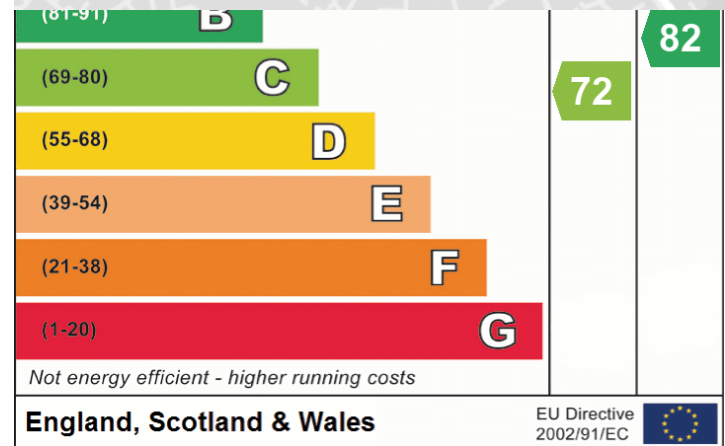
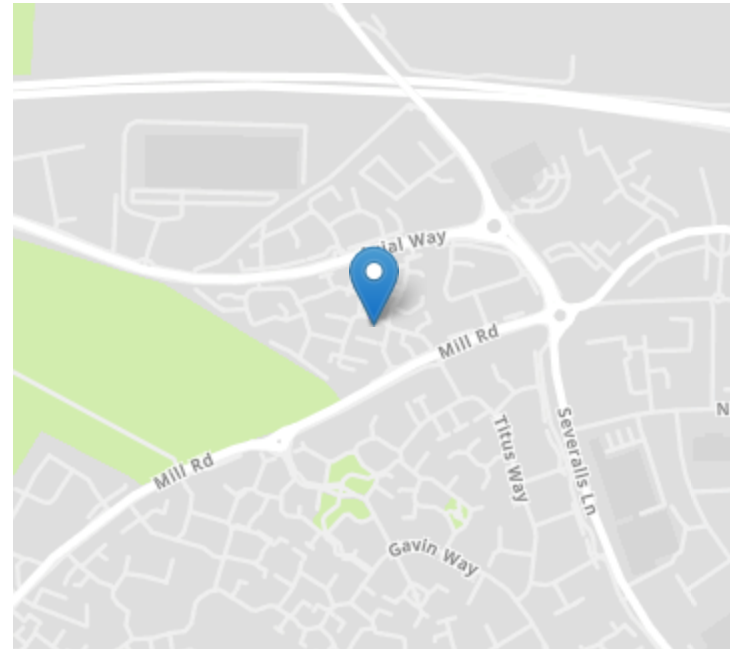
Leasehold Information

This property is offered on a leasehold basis, with the leasehold term commencing from 125 years from new as of 1st July 2006 and therefore approximately 106 years remain. An annual service charge is payable at approximately £1850.00 per annum, payable in two, six monthly payments of £925.00. We advise all interested parties to confirm this information with their appointed legal representative 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.