



- Recently Constructed By Highly Reputable Builders 'Mersea Homes
- Ever Popular Chesterwell Development, North Colchester Location
- Close To An Array Of Excellent Amenities & Schooling
- Chesterwell Plaza Near By!
- Two Allocated Parking Spaces
- Benefiting From Family Bathroom & Seperate En-Suite To Master
- Well Presented Throughout
- Suitable For A First Time Buyer Or Working Professional

## 6 Cordelia Drive, Colchester, Colchester, Essex. CO4 6AE.

A simply excellent example of a modern two bedroom apartment, constructed by local developers Mersea Homes, renowned for the excellent finish with enviable specifications, finishes and fitments throughout. Within striking distance of the recently opened 'Chesterwell Plaza' and Seymour House Nursery and Trinity Secondary School, this impressive home makes the ideal first time purchase. Offering a wealth of both living and bedroom space throughout, highlights of this home include a spacious reception room, open-plan kitchen-diner benefiting from integrated appliances, two spacious bedrooms with an En suite to the master. Outside, the property offers a well maintained communal garden along with allocated parking for two cars.





# Property Details.

## Ground Floor

### Entrance Hallway

### Living Room/Dining Area



16' 0" x 14' 9" (4.88m x 4.50m)

## Kitchen



11' 0" x 7' 7" (3.35m x 2.31m)

## Master Bedroom



12' 3" x 9' 7" (3.73m x 2.92m)

# Property Details.

## En Suite



5' 9" x 4' 7" (1.75m x 1.40m)

## Bathroom



6' 7" x 6' 3" (2.01m x 1.91m)

## Bedroom Two



10' 4" x 9' 6" (3.15m x 2.90m)

## Outside



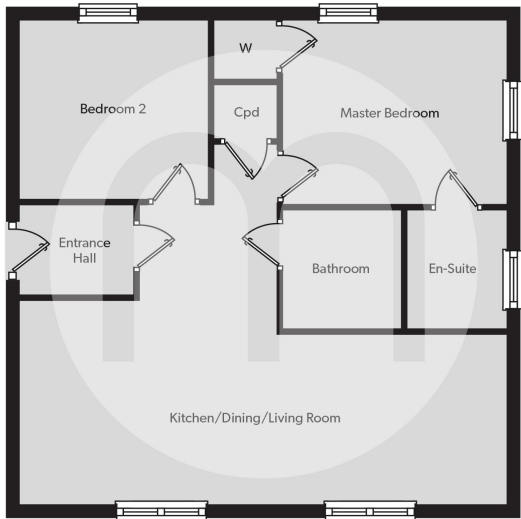
Outside, the property offers a well maintained communal garden along with allocated parking for two cars.

## Agents Notes & Lease Information

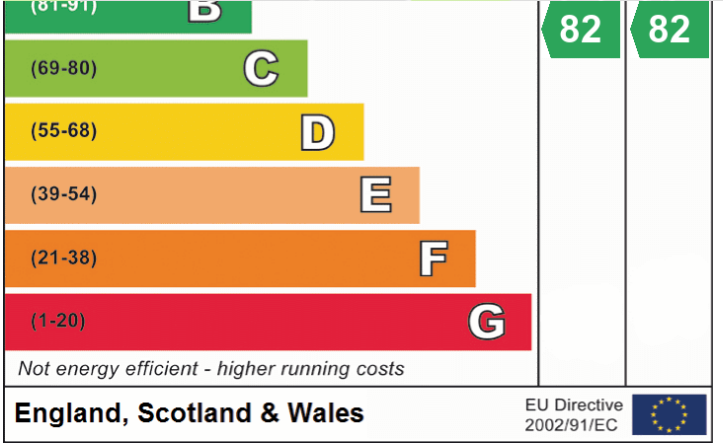
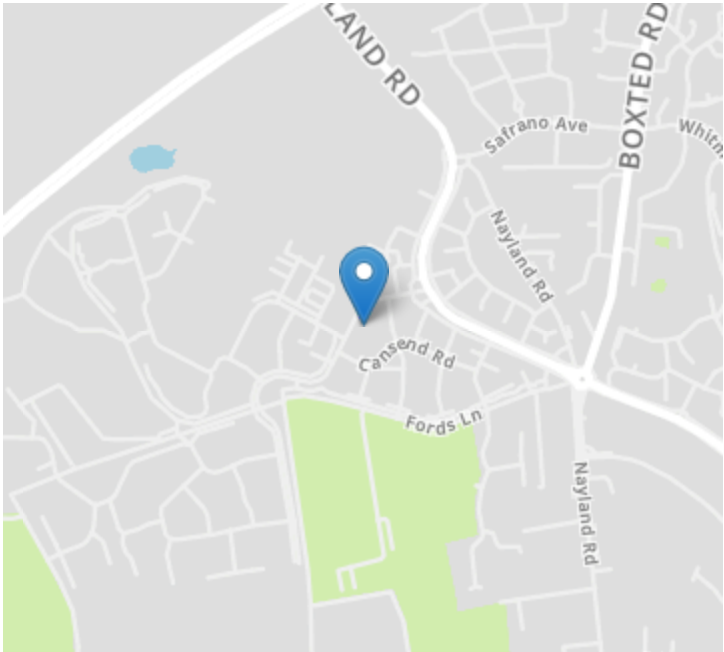
We have been advised from the seller that there is currently 117 years remaining on the lease with a service charge of approx. £1200 per year and a ground rent of £400 per year. We do however advise that all parties are to clarify this information with their solicitor.

# 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.