



- Presented To The Market In Excellent Order
- Conveniently Close To North Station With Direct Links To London
- Allocated Parking
- Located Within This Contemporary Block Of Apartments
- Open Plan Lounge/Diner/Kitchen With Island Unit
- Two Generous Bedrooms With An En Suite To Master
- A Fine Example Of A First Floor Apartment
- Exceptional Communal Areas
- High Quality Fitments Throughout
- Tastefully Decorated & Finished Throughout

**Apartment 23 Station Square, Bergholt Road, Colchester, Colchester, Essex. CO4 6DT**

**\*\* Guide Price £300,000 to £325,000 \*\*** A superb opportunity to purchase this spacious, contemporary two bedroom first apartment located within this exceptional recently built block of apartments, conveniently situated next to Colchester's Mainline North Train Station with links to London Liverpool Street within the hour, whilst being within easy reach of Colchester City Centre, The General Hospital and A12.



Call to view 01206 576999



# Property Details.

## First Floor

### Entrance Hallway

### Open Plan Kitchen/Living Room/Dining Area



22' 9" x 22' 7" (6.93m x 6.88m)

## Master Bedroom



16' 4" x 9' 5" (4.98m x 2.87m)

## En Suite



9' 5" x 4' 11" (2.87m x 1.50m)

## Bedroom Two



14' 6" x 9' 5" (4.42m x 2.87m)

# Property Details.

## Family Bathroom



9' 5" x 7' 10" (2.87m x 2.39m)

## Outside



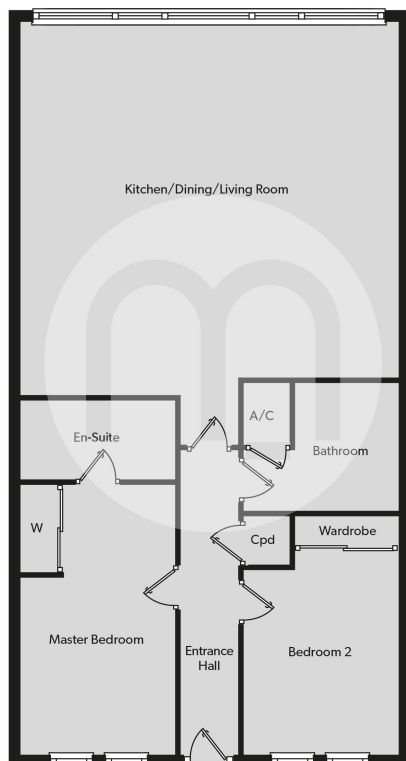
The apartment also comes with two allocated parking spaces with further visitor bays available to the front of the block. Internal viewings are highly advised.

## Agents Notes & Lease Information

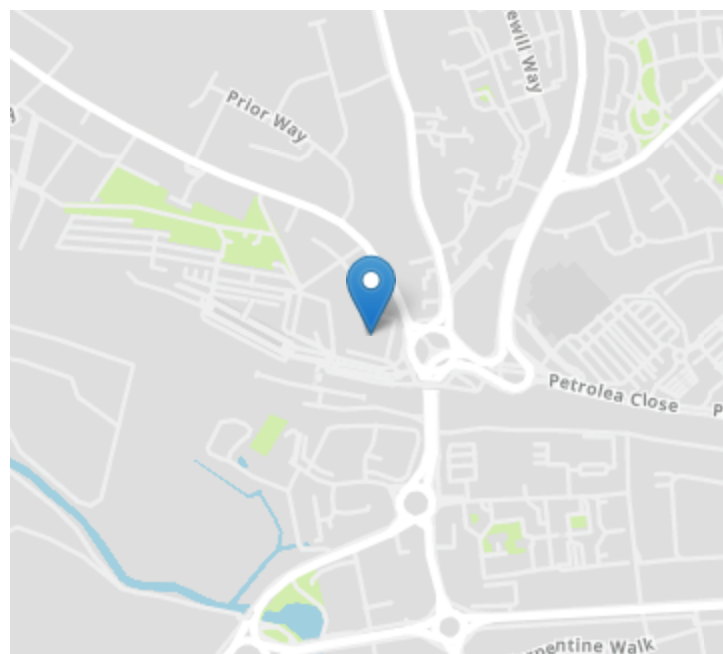
As agents we have been advised that there is a lease length of 244 years with a service charge of approx, £1637 Per Annum and a ground rent of approx. £142.50 paid every 6 months. We do however advise that all perspective buyers are to clarify this information with their chosen solicitor.

# 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.