



- Positioned Close To Colchester's North Station & Turner Rise Retail Park
- Ideal First Time Purchase Or Investment
- Offered To Market With No Onward Chain!
- Fabulous Open Plan Living Room/Dining Room
- Two Generous Bedrooms
- Well Presented & Maintained Throughout
- Integral Garage & Allocated Parking
- A Well Equipped Kitchen

**55 Gilbert Court, Clarendon Way,
Colchester, Colchester, Essex. CO1 1DL.**

Guide Price £185,000 - £195,000 Offers to market with no onward chain, is this deceptively spacious two bedroom coach house, positioned favourably to the North of Colchester and within striking distance Colchester's mainline station, offering links to London Liverpool Street. This home also resides within close proximity of Colchester's Town Centre, Turner Rise Retail Park - home to an array of useful amenities, shops and services. Ideal for any first time purchaser or investor, we advise early viewings to avoid disappointment.



Property Details.

First Floor

Kitchen



15' 3" x 5' 11" (4.65m x 1.80m)

Bedroom Two



10' 8" x 7' 11" (3.25m x 2.41m)

Bathroom



6' 7" x 5' 11" (2.01m x 1.80m)

Living Room/Dining Area



12' 2" x 10' 8" (3.71m x 3.25m)

Bedroom One



13' 8" x 9' 4" (4.17m x 2.84m)

Outside



The property is also complete with one allocated parking space and integral garage.

Property Details.

Garage



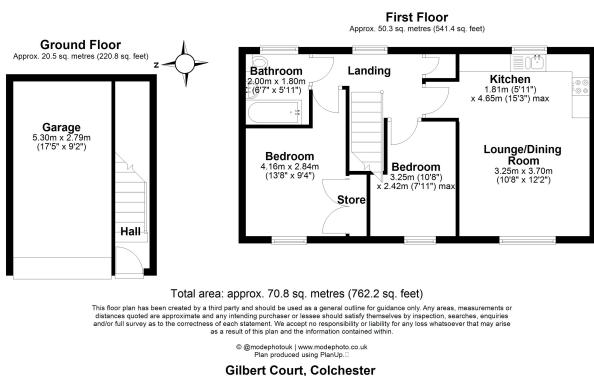
17' 5" x 9' 2" (5.31m x 2.79m)

Agents Notes & Lease Information

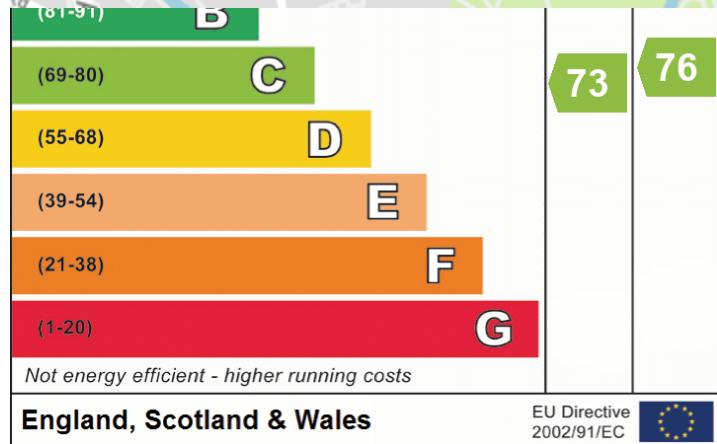
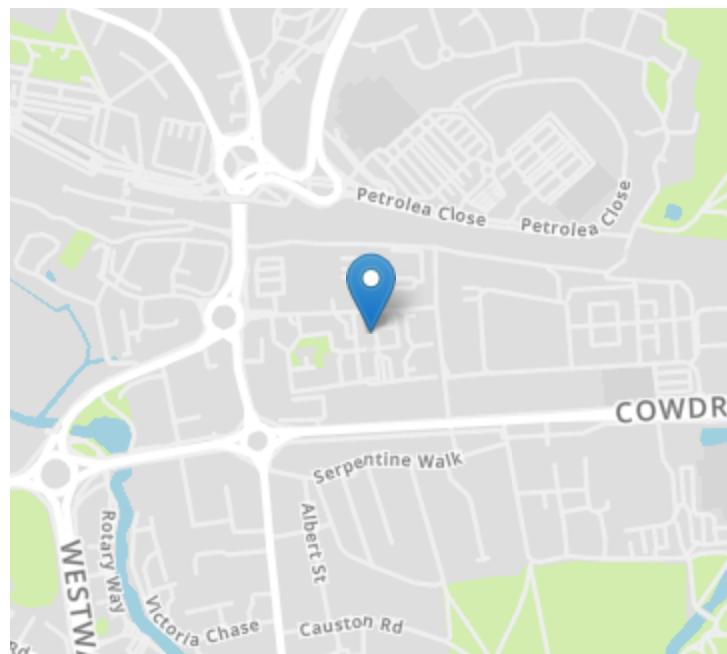
We have been advised by the seller that there is 107 years remaining on the lease, with a service charge paid half yearly of approx. £436.00. There is also an annual ground rent of £430.00, which is now fixed for 13 years. We always advise that all buyers are to clarify this information with their solicitor.

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.