



- First Floor Apartment
- Two Double Bedrooms
- Let For £750pcm Until April 2021
- Lounge/Diner
- Fitted Kitchen
- Juliet Balcony To Living Space
- One Allocated Parking Space

### 44 Clarendon Way, Colchester, Essex. CO1 1AG.

A fantastic opportunity to acquire this spacious two double bedroom first floor apartment located within a short walk to Colchester North Station with links to London Liverpool Street under the hour and excellent access to the town centre and a variety of amenities and local gymnasium. A great investment property currently let for £750pcm offering two double bedrooms, en-suite to the master, a modern bathroom, lounge/diner with a juliet balcony and a fitted kitchen. The kitchen features a variety of matching units with integrated appliances. Outside, the property comes with one allocated parking space with visitor bays available.



# Property Details.

## First Floor Apartment

### Entrance Hall

With storage cupboard, electric heater, doors to;

### Kitchen

9' 3" x 6' 3" (2.82m x 1.91m) With UPVC double glazed window, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, a range of integrated appliances.

### Lounge/Diner



14' 11" x 11' 0" (4.55m x 3.35m) With UPVC double glazed French doors to Juliet balcony, electric heater, TV point.

### Bedroom One



13' 10" x 11' 0" (4.22m x 3.35m) With UPVC double glazed window, electric heater, door to;

### En-Suite

With part tiled walls, low level WC, wash hand basin, shower cubicle.

### Bedroom Two



9' 3" x 8' 5" (2.82m x 2.57m) With UPVC double glazed window, electric heater.

### Bathroom



With part tiled walls, low level WC, wash hand basin, panelled bath with shower over.

# Property Details.

## Outside

### Parking



One allocated parking space.

### Lease information

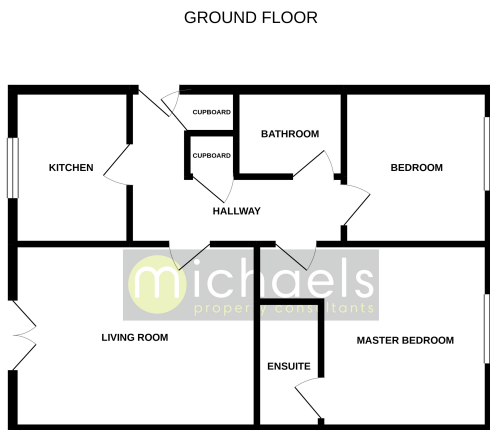
We have been advised by the current owner that there is 78 years currently remaining on the lease with a service charge/ground rent payable of approx. £950 per annum. However we do advised any prospective purchaser confirms this information with their chosen conveyancer.

### Agents Note

Please note the internal imagery was taken by Michaels Lettings prior to the current tenancy agreement.

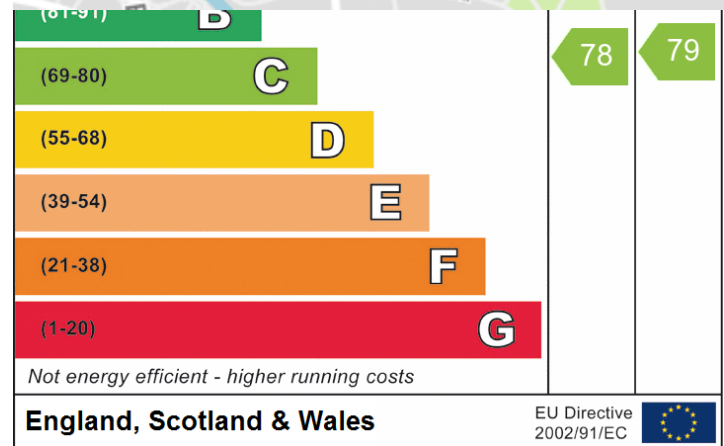
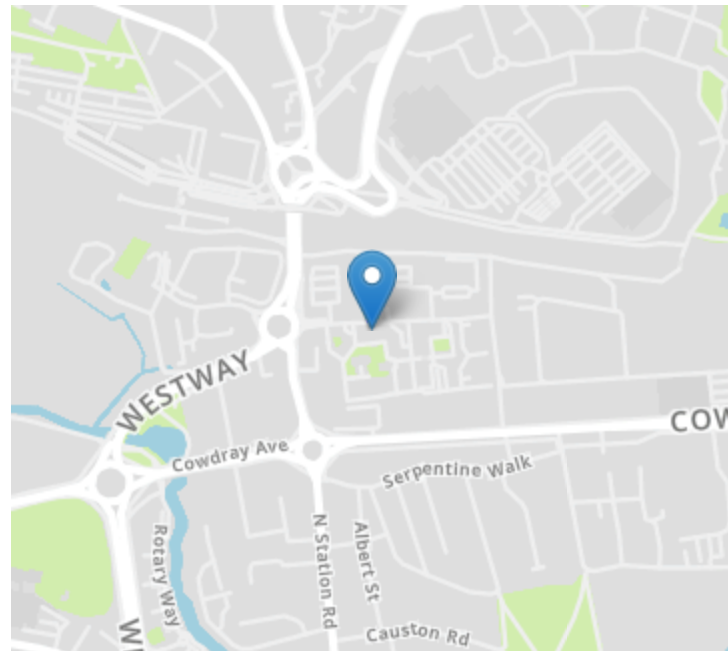
# Property Details.

## Floorplans



Whilst every effort has been made to ensure the accuracy of the Property Consultant's measurements of this property, they are not intended to be used as a basis for any legal or financial transactions. The Property Consultant's measurements are for guidance only and should not be relied upon for the purchase of any property. The Property Consultant's measurements are for guidance only and should not be relied upon for the purchase of any property. The Property Consultant's measurements are for guidance only and should not be relied upon for the purchase of any property.

## 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.