



- Penthouse Living At Its Finest!
- Industrial Finishes & Offering Contemporary Living
- Tree Lined Horizon Views
- Benefiting From A Private Terrace & Juliet Balcony
- Herringbone Flooring
- Stylish Bathroom With Herringbone Tiles
- Beautiful Kitchen Benefiting From Integral Appliances
- Two Excellent Double Bedrooms
- Allocated Parking
- Lift Access & Unique Communal Areas

Call to view 01206 576999



Flat 17 Ambrose House, Baronswood Way, Colchester, Essex. CO2 9QQ.

Penthouse Living At Its Finest! 'The Edge' at Abbey Park is positioned South of Colchester's historic city centre and consists of exceptional apartments, finished with industrial touches and designed with well-balanced contemporary lifestyles in mind. We are privileged with the instructions to market one of two penthouses, located within the favourable block of Ambrose House and offering unrestricted views of recreational fields, the breath-taking tree line horizon of South Colchester and beautifully revitalised surroundings.



Property Details.

Top Floor Apartment (Penthouse)

Entrance Porch

Entrance door to entrance porch, main entrance door to:

Entrance Hall

9' 10" x 4' 1" (3.00m x 1.24m) Entrance door to front aspect, electric heater, herringbone floor, large utility cupboard housing immersion tank and washer/dryer, access to:

Principal Bedroom



13' 0" x 10' 1" (3.96m x 3.07m) UPVC windows to front aspect, electric heater, door to:

Private Terrace



Composite decking, cast iron rail

Bedroom Two



12' 6" x 8' 1" (3.81m x 2.46m) UPVC window to front aspect, electric heater

Bathroom



Herringbone tiling, panel bath with shower over and matte black contrasting shower screen, wash hand basin, W.C, wall mounted towel rail

Property Details.

Reception & Kitchen Space



Open plan design comprising of:

Kitchen 12' 6" x 6' 8" (3.81m x 2.03m) - Herringbone floor, variety of modern and stylish fitted base and eye level units with work surfaces over, inset stainless steel sink, drainer and spray mixer tap over, benefiting from; inset hob with extractor fan over and glass splash back, electric fan assisted oven and grill, dishwasher and space for fridge/freezer, UPVC window to side aspect

Living Area 13' 7" x 15' 9" (4.14m x 4.80m): - UPVC window to side aspect, UPVC French doors to front aspect (Juliet balcony), variety of communication points, electric heater

Leasehold Information

We have been advised by the sellers that this property is offered on a leasehold basis, with approximately 198 years remaining on the lease term. A reasonable maintenance fee is approximately payable at £997 per annum, with no ground rent payable. We are also informed that water and building insurance is included within the above fees. We do however advise all interested parties to confirm this information at the early stage of their conveyance, to prevent any discrepancies.

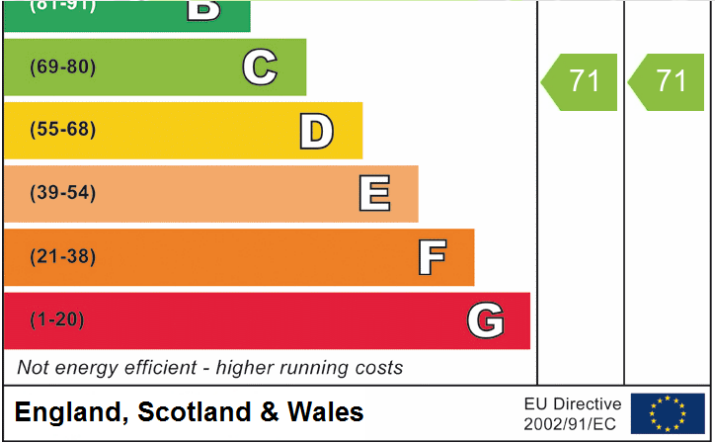
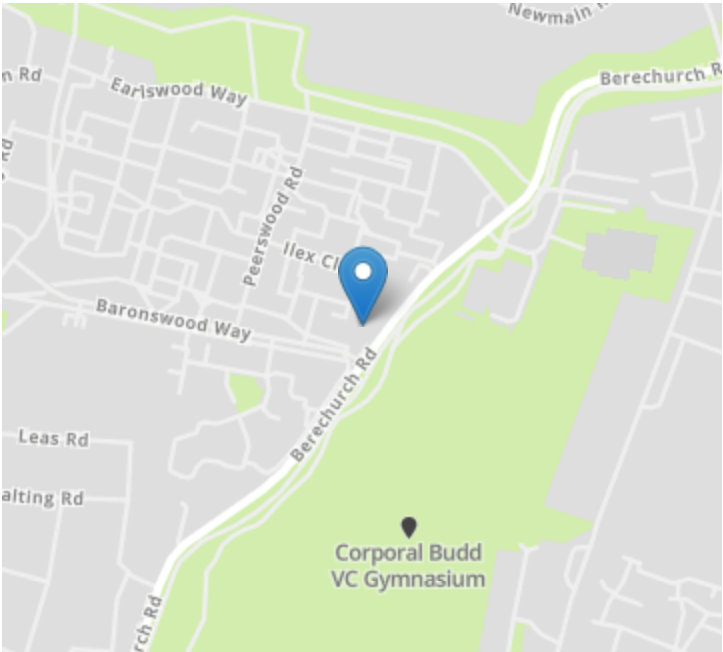
Agents Note

Please be advised that a Section 21 of the Estate Agency Act 1979 applies in this instance, as the seller is an employee of Michaels Property Consultants.

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.