



- Top Floor Apartment
- Two Double Bedrooms
- Open Plan 21ft Lounge/Dining/Kitchen Area
- Family Bathroom & En-Suite Shower Room
- Fitted Kitchen
- Secure Allocated Parking
- Close To Town Centre

11 Saw Mill Road, Colchester, Essex. CO1 2ZL.

Guide Price £165,000-£170,000 A beautifully presented and modernised top floor apartment located within close proximity of Colchester Town Centre and Train Station. This exceptional apartment offers a spacious 21ft Kitchen/Lounge/Dining Area, two double bedrooms with ensuite to master, modern bathroom and a secure allocated parking space. An ideal first time purchase or investment property, internal viewings are highly advised.



Property Details.

Entrance

Communal Entrance

Intercom entry system and stairs to all floors

Second Floor Apartment

Entrance Hall

With radiator, loft access, two storage cupboard, doors to;

Bedroom Two



12' 11" x 9' 1" (3.94m x 2.77m) With double glazed window and radiator.

Family Bathroom



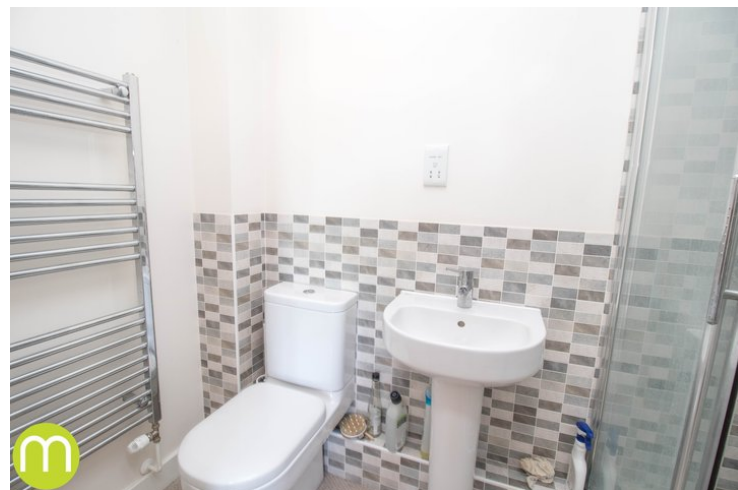
With obscure double glazed window, radiator, part tiled walls, close coupled WC, wash hand basin, panelled bath with shower over

Bedroom One



12' 5" x 9' 4" (3.78m x 2.84m) With double glazed window, radiator, built in double wardrobe, door to en-suite.

En-Suite



With close coupled WC, wash hand basin, part tiled walls, shower cubicle, extractor fan.

Property Details.

Open Plan Kitchen/Dining/Lounge Area



21' 2" x 12' 10" (6.45m x 3.91 m) With two double glazed windows, two radiators, TV point.

Kitchen Area: fitted kitchen offering a range of matching eye level and base units with drawers and wood effect worktops and upstands over, gas hob with extractor hood over, electric oven, space for fridge/freezer, washing machine and tumble dryer.

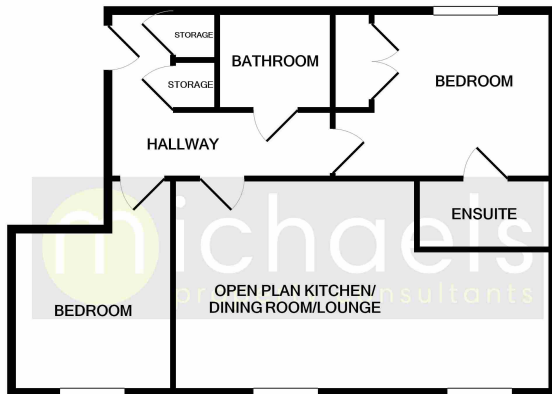
Parking



Secure parking via electric gates, one allocated parking space and visitor space.

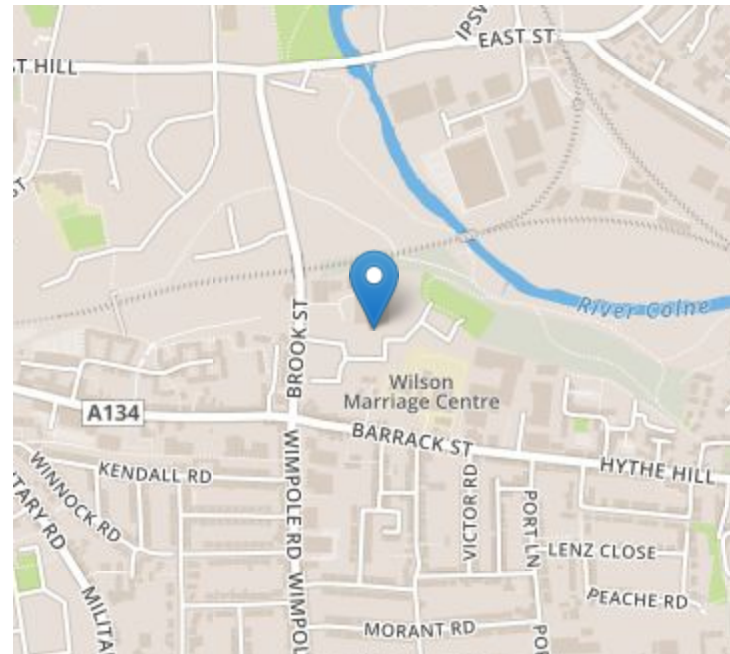
Property Details.

Floorplans

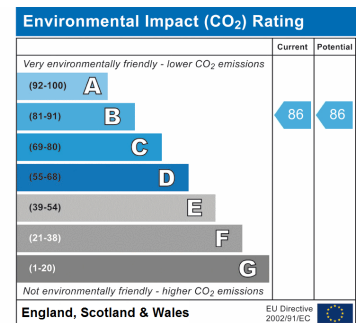
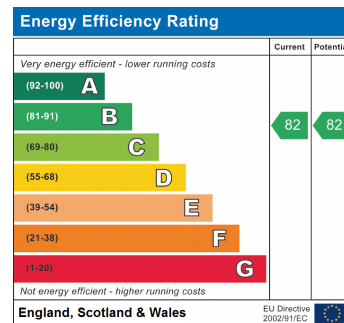


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.