



- Spacious Ground Floor Two Bedroom Apartment
- Two Well-Proportioned Bedrooms
- Inset Storage
- En-Suite Shower Room & Family Bathroom
- Open-Plan Kitchen/Dining/Living Area
- Allocated Parking
- Private Terrace
- Long Lease Term
- West Colchester Position - Stanway Location
- Ideal First Home Or Investment

87 Christopher Garnett Chase, Stanway, Colchester, Essex. CO3 8BQ.

****Guide Price £200,000 - £210,000**** The ideal first time purchase is offered in the form of this excellent two bedroom ground floor apartment, occupying a favourable position in a prime West Colchester position. This apartment is ideally positioned a stones throw away from the ever expanding Tollgate Retail Park, home to an array of; stores, shops, coffee houses, restaurants and leisure facilities. It is also well-connected to both the city centre and Colchester's mainline station and Marks Tey train station by a frequent bus network - ideal for the working professional and commuter. Complete with its own private terrace and allocated parking, this apartment s a must see!



Property Details.

Ground Floor Apartment

Entrance Hall

Entrance door, inset storage, radiator, doors and access to:

Master Bedroom



10' 8" x 10' 7" (3.25m x 3.23m) Window to front aspect, radiator, door to:

En-Suite Shower Room



En-suite shower room formed by; wall mounted towel rail, W.C, pedestal wash hand basin, shower cubicle

Bedroom Two



9' 4" x 7' 2" (2.84m x 2.18m) Window to front, radiator

Family Bathroom



Family bathroom suite formed of; panel bath, W.C, pedestal wash hand basin, radiator

Property Details.

Living/Dining/Kitchen Area



20' 0" x 11' 8" (6.10m x 3.56m) Window to side aspect, patio doors and windows to front aspect (leading to private terrace), communication points, radiator

Kitchen formed of; a range of fitted base and eye level units with work surfaces over, inset sink, drainer and tap over, drawers under, space and plumbing for appliances.

Additional Information



Please be advise this property benefits from two allocated parking spaces.

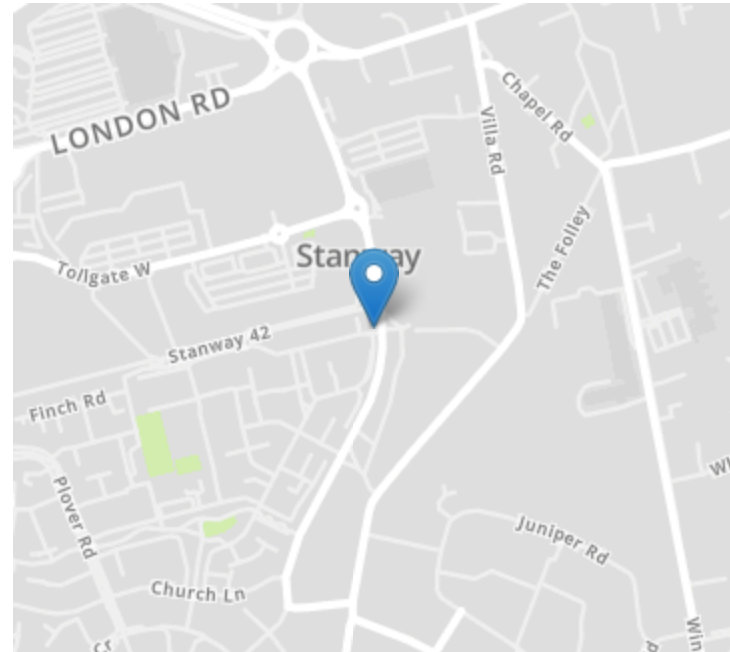
Important leasehold information as follows; 999 Years From 1 January 2018, 993 years remaining (approximately), circa £1200 per annum service charge and circa £185 per annum ground rent. We advise all interested parties to confirm this information with their respective solicitor at an early stage of their conveyance, to prevent any discrepancy.

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

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.