



- Two Bedroom Ground Floor Apartment
- Ideal First Time Purchase Or Investment
- Offered To The Market With No Onward Chain!
- Stones Throw From Colchester Mainline Station
- Two Well-Proportioned Bedrooms
- En-Suite To Master Bedroom
- Built In Wardrobes
- Private Balcony
- Focal Kitchen/Living/Dining Room
- Allocated Parking

## 22 Tufnell Way, Colchester, Colchester, Essex. CO4 5YH.

Offered to the market with the added benefit of no onward chain and situated within a stone's throw of Colchester's mainline train station sits this excellent two bedroom ground floor apartment. Ideal for the individual, working professional or couple, this apartment is also conveniently positioned within easy access to both Colchester's exciting city centre and Turner Rise Retail Park, offering an array of stores, coffee shops and amenities close by. Highlights of this apartment include; secure telephone entry system, welcoming entrance hall, two well-proportioned bedrooms, en-suite shower room to master bedroom, a further bathroom suite and an impressive focal living/dining/kitchen area. It also benefits from its very own balcony, positioned off of the master bedroom and allocated parking Ready to be occupied without delay, viewings are welcomed to appreciate all that is on offer.





# Property Details.

## Ground Floor Apartment

### Entrance Hall

3.68m x 1.07m (12' 1" x 3' 6") Entrance door to front aspect, electric heater, inset cupboard, access to:

### Master Bedroom



3.19m x 5.3m (10' 6" x 17' 5") Window and patio doors to rear aspect (leading to private balcony), wall mounted heater, inset double wardrobe, door to;

### En-Suite Shower Room



Tiled walls, wash hand basin, W.C., shower cubicle

### Bedroom Two



3.35m x 2.7m (11' 0" x 8' 10") Window to rear aspect, wall mounted heater

### Bathroom



Tiled walls, panel bath with shower hose attachment, W.C., wash hand basin, window to front aspect

# Property Details.

## Kitchen/Living/Dining



Kitchen - 1.97m x 3.32m (6' 6" x 10' 11") A variety of base and eye level fitted units with worksurfaces over, inset sink, drainer and tap over, space and plumbing for appliances, inset hob, oven and extractor over, window to rear aspect, open plan to

Living - 3.11m x 6.37m (10' 2" x 20' 11") Windows to front aspect, wall mounted heater, patio doors to front aspect (Juliet balcony)

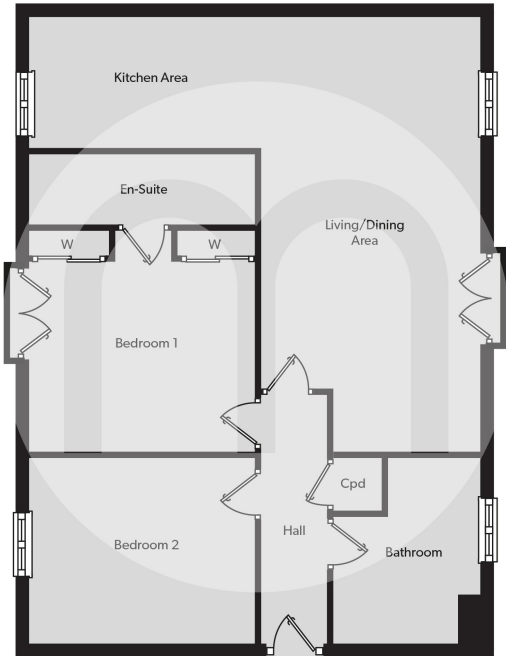
## Additional Information



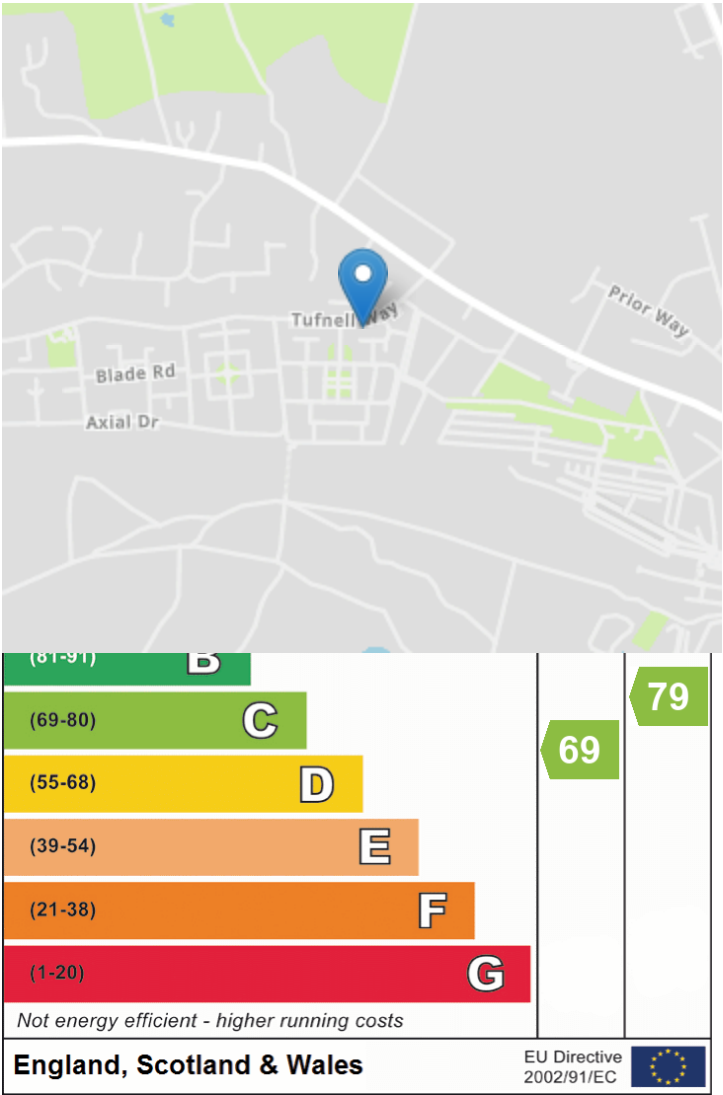
We understand that this property is offered on a leasehold basis, 125 years from 24 June 2006 and therefore circa 106 years remain on the lease term. We advise all interested parties to confirm the associated service charge and ground rent with a consultant and again at the early stages of their conveyance, to prevent any discrepancy.

# 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.