



- Ground Floor Apartment
- Very Spacious Accommodation
- Two Double Bedrooms
- Kitchen / diner
- Sizeable Living Space
- Modern Shower Room
- Communal Gardens & Parking
- Internal Inspections Essential

90 Charter House, Ebony Close, Colchester, Essex. CO2 9LX.

Guide Price £140,000 - £150,000 Located to the South of Colchester in a popular family location is this extremely spacious ground floor apartment. The property offers two generous bedrooms, shower room, modern fitted kitchen and spacious living area. Within close proximity to sought after primary and secondary schools, very well served bus routes and a wealth of shops and supermarkets. The apartment would make a perfect first time purchase or buy to let investment. Internal viewing is advised.



Property Details.

Entrance Hall

An impressive L-Shaped space featuring a study area with telephone point, the remainder with laminate flooring, radiator, telephone entry point and doors to:

Living Room



10' 7" x 18' 10" (3.23m x 2.69m) Laminate flooring, large radiator, UPVC windows to front, side and rear aspects, television point, open plan to:

Kitchen/Diner



13' 0" x 7' 8" (3.96m x 2.34m) Laminate flooring, range of contemporary fitted base and eye level units with working surfaces to side and tiled splash backs, built in electric oven and hob with extractor hood above, fridge/freezer and washing machine to remain, inset sink unit with right hand drainer, UPVC window to side.

Property Details.

Bedroom One



14' 0" x 10' 3" (4.27m x 3.12m) Radiator, UPVC window to front with fitted blinds, fitted wardrobe, T.V point for wall mounted television.

Bedroom Two



14' 0" x 8' 9" (4.17m x 2.67m) Radiator, UPVC window to front with fitted blinds, television point, built in double wardrobe.

Family Shower Room



Tiled floor, Half tiled walls, chrome heated towel rail, low level W/C, pedestal hand wash basin, walk in double shower cubicle with fully tiled surround and integrated shower, extractor fan.

Outside & Lease Information

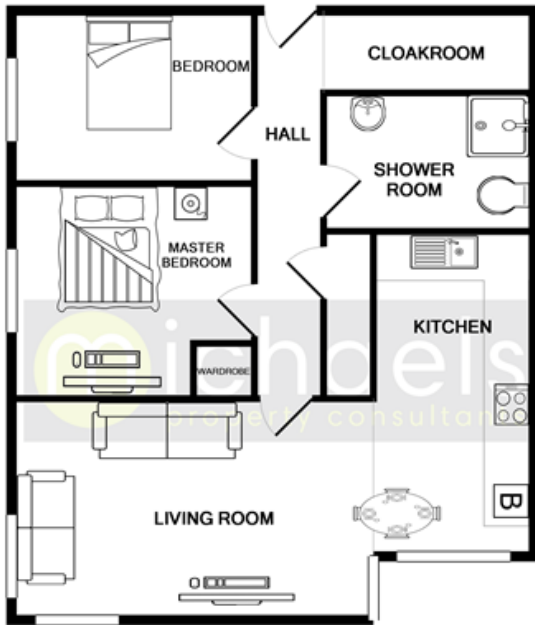


To the front of the property there a vast communal green and to the rear there is a residents communal parking area.

The lease details are:- Ground Rent £400.00 per annum and the maintenance charge is £75.00 per month we do recommend that you check these figures with your legal representative.

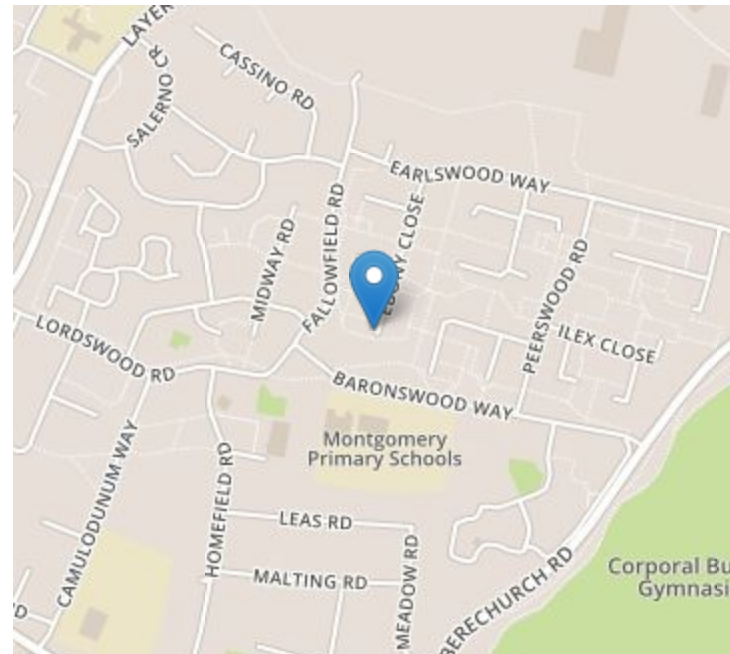
Property Details.

Floorplans

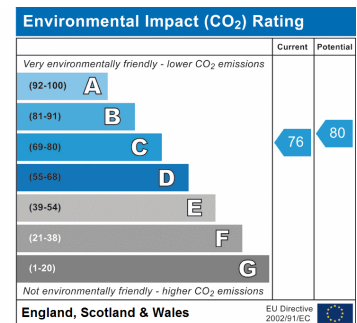
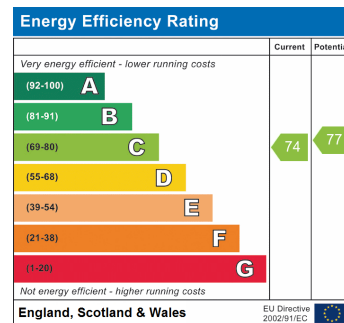


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.