



- Beautiful Over 55's Apartment
- Town Centre Location
- Large Living Room
- Fitted Kitchen
- Generous Bedroom
- Tiled Bathroom
- Off Road Parking

Flat 118 Maldon Court, Maldon Road, Colchester, Essex. CO3 3AH.

Guide Price £75,000-£85,000 Situated in a prime position within Colchester's Town Centre, is this spacious one bedroom over 55's apartment, offering any prospective purchaser a beautiful apartment, in a secure location and with a sense of community. Located on the first floor, with lift access, highlights of this apartment include a welcoming entrance hall with storage cupboards, large living room, fitted kitchen, tiled bathroom suite and spacious master bedroom.



Property Details.

First Floor

Entrance Hall



Secure entry system, warden assistance cord and voice panel, storage cupboard, entrance door to front aspect, storage heater, further doors to:

Bathroom



Fully tiled bathroom suite comprising of panel bath with over head shower and curtain, W.C, wash hand basin, extractor fan, warden assistance cord, towel rail

Living Room



16' x 11' (4.88m x 3.35m) Variety of communication input/outputs, UPVC windows to rear aspect, warden assistance cord, wall mounted electric heater, open plan to:

Kitchen



8' x 7' (2.44m x 2.13m) Range of base and eye level units with working surfaces over, tiled splash backs, inset electric fan assisted oven and grill, inset electric hob with extractor fan over, space under counter for fridge/freezer, extractor fan

Property Details.

Master Bedroom



14' x 9' (4.27m x 2.74m) UPVC windows to rear aspect, fitted wardrobes, warden assistance cord, communication input/outputs

Lease Information

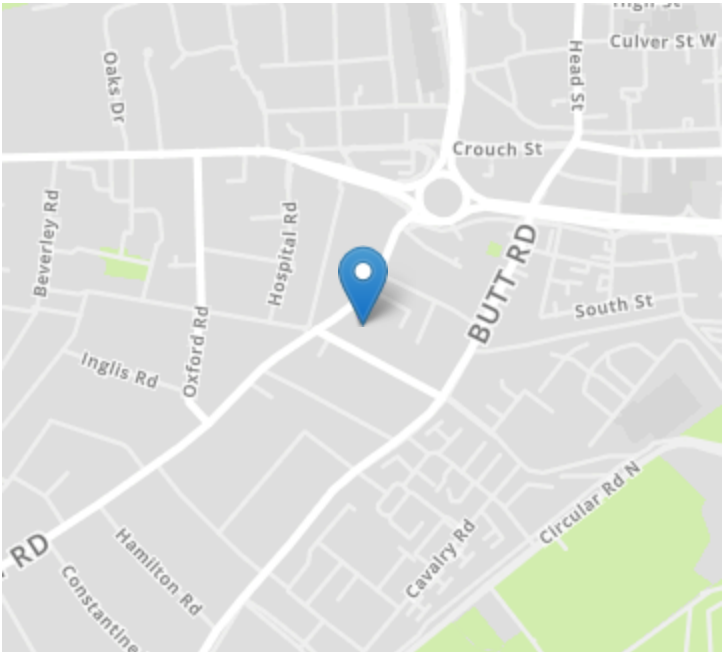


We have been advised by our client that the property is offered on a leasehold basis and the service charge is payable at £2,274.60p per annum and this can be made in monthly direct debit instalments of £189.55 PCM (12 month period). The service charge includes water rates, building insurance and on site assistance. The ground rent is payable at £277.84 per annum and it is our understanding that this can be paid in two six monthly instalments. We do however advise that this information is confirmed by any prospective purchasers legal representative.

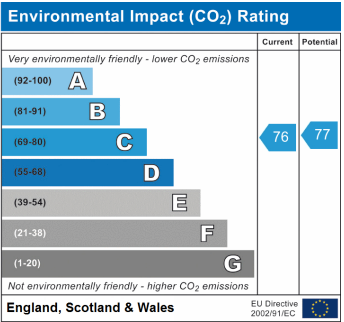
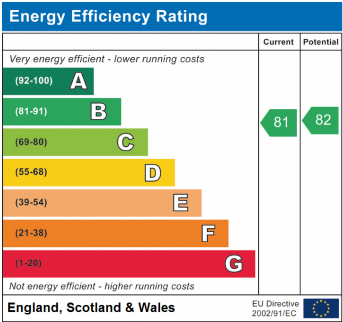
Property Details.

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.