



- Modern Open-Plan Living
- An Excellent Example Of A Modern Ground Floor Apartment
- Large Master Bedroom
- Close To Colchester's Castle Park & Mainline Station
- Allocated Parking For One Vehicle
- Modern Kitchen With The Benefit Of Intergrated Appliances
- Further Double Bedroom
- En-Suite Shower Room To Master Bedroom

### 70 Barcro Square, Colchester, Colchester, Essex. CO1 1FB.

A beautiful example of a spacious two bedroom contemporary apartment, situated on a newly formed development in central Colchester and within striking distance of the picturesque Colchester Park & Colchester's mainline station - offering links to London Liverpool Street within the hour. The apartment is also moments away from Turner Rise Retail Park, home to an Asda superstore and an array of useful amenities. All considered, it makes the ideal first time purchase or investment alike.



# Property Details.

## Ground Floor

### Hallway

L-shaped hallway with entry phone system, two storage cupboards, radiator.

### Kitchen/Living Area



19' 8" x 9' 4" ( 5.99m max x 2.84m max )  
Laminate flooring, range of modern matching base and eye level units, work surfaces, inset sink and drainer unit, integrated appliances, two radiators, UPVC double glazed windows to side and rear.

## Bedroom One



12' 9" x 11' 3" ( 3.89m max x 3.43m max )  
UPVC double glazed window to side, radiator, door to:

### En Suite



Shower cubicle, low level w.c., wash hand basin, part tiled walls, laminate flooring, radiator, upvc double glazed window to side.

# Property Details.

## Bedroom Two



11' 9" x 9' 11" ( 3.58m x 3.02m ) UPVC double glazed window to front aspect, radiator.

## Bathroom



Panel enclosed bath, low level w.c., wash hand basin, part tiled walls, laminate flooring, radiator.

## Outside



The apartment benefits from allocated parking for one vehicle. A communal bike store is also available.

## Agents Notes & Lease information

We have been advised by the seller that this property is offered on a leasehold basis. The leasehold terms are favourable, with a lease of 999 years being offered from new, commencing in January 2020. A reasonable service charge of £690.00p is payable per annum, inclusive of the ground rent.

As agents, we advise that all interest parties confirm this information with their legal representative to prevent any discrepancy, as the above information has been provided by our sellers in good faith.

# 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.