



16 Azalea Court, Sycamore Road, Colchester, Colchester, Essex. CO4 3NU.

**** Guide Price £165,000 to £175,000**** Residing to the East of Colchester sits this deceptively spacious two bedroom first floor apartment. Providing a pleasant outlook and is also within easy reach of an array of shops, amenities and a variety of primary and secondary educational choices. It is well-connected to Colchester's city centre by a frequent bus network. All considered, it would make the ideal first time purchase or investment property. The property has been tastefully renovated by the current owners, with a number of upgrades throughout, including a brand new bathroom suite, tiled flooring throughout, a brand new boiler and full redecoration throughout.

- Two Generous Bedrooms
- Brand New Bathroom Suite
- Exceptional Condition Throughout
- Parking Available To The Rear
- Recently Decorated & Refurbished Throughout
- Open Plan Living Room/Dining Areas With A Balcony
- New Boiler
- Within Close Proximity Of Schooling, Bus Routes & Amenities
- An Ideal First Time Purchase Or Investment Opportunity



Call to view 01206 576999



Property Details.

First Floor

Hallway

Main communal door accessed by a secure entry telecom system leading to communal area which offers a secure storage cupboard, stairs leading to first floor apartment comprising of a welcoming entrance hallway, tiled flooring, storage cupboards, door to:

Kitchen



10' 6" x 8' 9" (3.20m x 2.67m) Range of base and eye level units, UPVC window to rear aspect, tiled flooring, stainless steel sink/drain, electric fan assisted oven with gas hob.

Living Room/Dining Area



16' 9" x 11' 4" (5.11m x 3.45m) UPVC window to front aspect, sliding door to balcony, wood effect laminate flooring, electric fireplace, radiator.

Bedroom One



12' 8" x 11' 4" (3.86m x 3.45m) UPVC window to front aspect, built in wardrobes, radiator.

Property Details.

Bedroom Two



12' 5" x 8' 9" (3.78m x 2.67m) UPVC window to rear aspect, radiator, built in storage.

Bathroom



7' 3" x 6' 7" (2.21m x 2.01m) Low level W.C, vanity wash basin, panelled bath with shower over, fully tiled flooring and walls, obscured window to rear aspect.

Outside



Outside the property offers well maintained communal areas, a further storage cupboard to the ground floor and parking is available on a first come first serve basis.

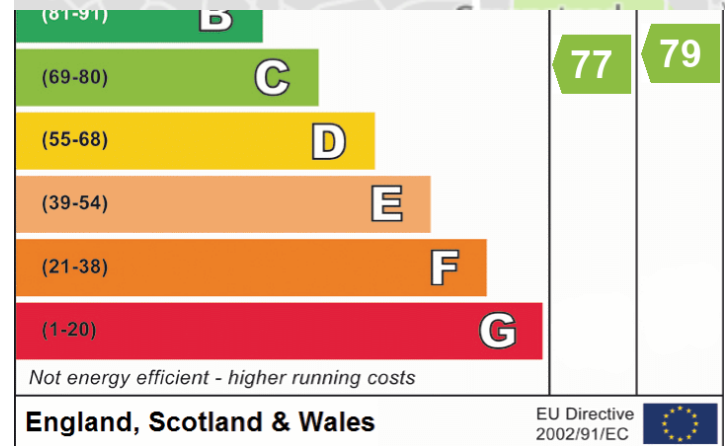
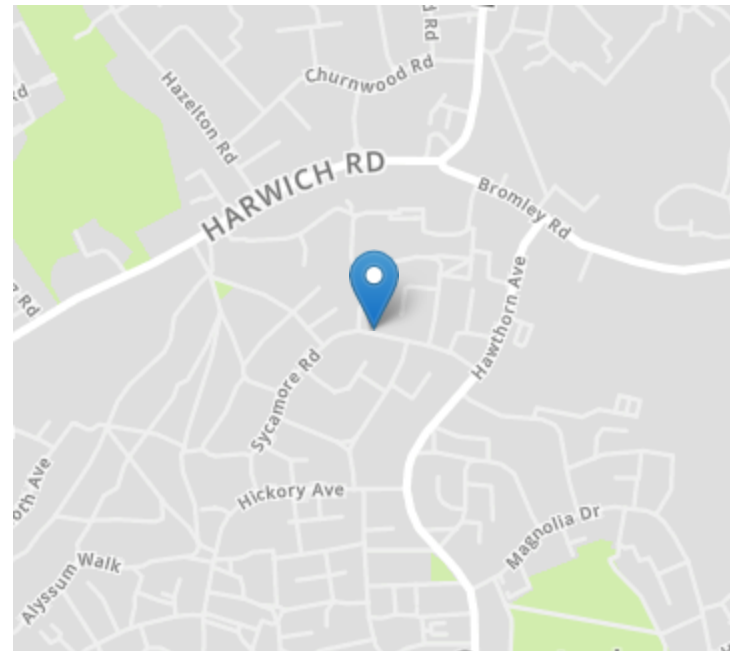
Agents Notes & Lease Information

We have been advised by the seller that there is currently 90 years remaining on the lease with a service charge of £86.00 Per Month and a ground rent charge of £10.00 Per Annum. We do however advise that all buyers are to clarify this information with their solicitor.

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.