



- Top Floor Apartment
- Two Double Bedrooms
- Spacious Kitchen
- Lounge/Diner With Balcony
- Gas Central Heating & Double Glazing Throughout
- Family Bathroom
- Cheap Service Charge & Ground Rent

Flat 11 Dedham Court, Stalin Road, Colchester, Essex. CO2 8SN.

A well proportioned two double bedroom top floor apartment located to the South of Colchester with excellent access to early schools, shops, amenities and Colchester's historic town centre and Train Station. This second floor apartment features an entrance hall which is open to the spacious kitchen and offers matching eye level and base units with space for appliances. There is also a large lounge/diner which provides access to the balcony, a fitted bathroom and two double bedrooms. Having been upgraded by the current owners over the years the property also benefits from gas central heating and a complete rewire. Internal viewings highly advised.



Property Details.

Top Floor Apartment (Second Floor)

Entrance Hall

UPVC door to enter, open to kitchen with doors leading to the rest of the internal accommodation.

Kitchen



12' 5" x 11' 0" (3.78m x 3.35m) With UPVC double glazed window, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, electric oven and hob with extractor hood over, space for kitchen appliances.

Lounge/Diner



16' 11" x 11' 7" (5.16m x 3.53m) With UPVC double glazed window, sliding doors to balcony, radiator, TV point.

Bedroom One



12' 10" x 11' 7" (3.91m x 3.53m) With UPVC double glazed window, radiator, built in wardrobe and cupboard.

Property Details.

Bedroom Two



12' 6" x 9' 9" (3.81m x 2.97m) With UPVC double glazed window, radiator, built in wardrobe.

Bathroom



With UPVC obscure double glazed window, heated towel rail, tiled walls, close coupled WC, wash hand basin, panelled bath with shower over.

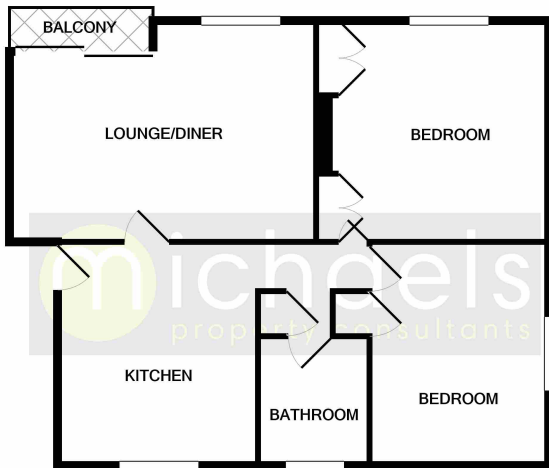
Lease, Service Charge & Ground Rent Information



The current owners have advised there is 105 years remaining on the lease, a service charge payable at £546pa and a ground rent payable of £10pa. However we do advise any prospective purchaser confirms this information with their chosen conveyancer.

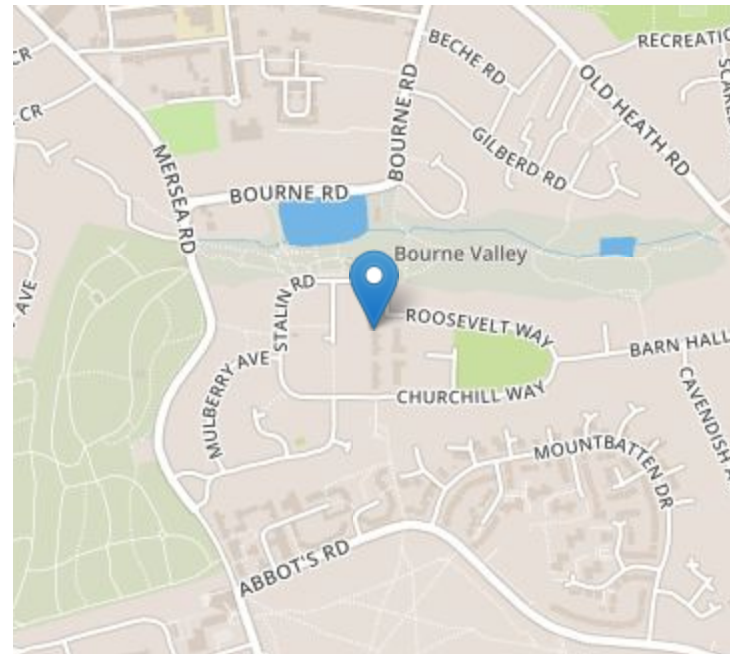
Property Details.

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.