



- Modern Second Floor Apartment
- North Colchester Location - Close Proximity To An Array Of Useful Amenities & Bus Network To Colchester's City Centre
- Open Plan Living
- En-Suite Shower Room To Master Bedroom
- Further Double Bedroom
- Family Bathroom
- Added Luxury Of A Balcony
- Allocated Parking For Two Vehicles
- Ideal First Home Or Investment Purchase

## 15 Eden Drive, Colchester, Essex. CO4 6AY.

**\*\* Guide Price £220,000 to £230,000 \*\*** A modern two-bedroom second-floor apartment with the luxury of a private balcony, ideally suited as a first home or an investment purchase. The property is located on Eden Drive in the popular North Colchester area (CO4), benefiting from excellent local amenities. Nearby is the Northern Gateway, a major leisure and lifestyle destination offering a range of facilities including a David Lloyd Health & Fitness Club, restaurants, cafés, a hotel, and leisure attractions, making it a convenient and desirable place to live. The area is well served by a regular bus network providing access to Colchester city centre and Colchester North mainline station, which offers direct rail links to London Liverpool Street. Road connections are equally convenient with easy access to the A12 and A120.



Call to view 01206 576999





# Property Details.

## Second Floor Apartment

### Entrance Hall

### Bedroom Two



14' 5" x 9' 8" (4.39m x 2.95m)

### Bathroom



7' 7" x 6' 5" (2.31m x 1.96m)

### Master Bedroom



14' 7" x 10' 3" (4.45m x 3.12m)

### En-Suite Shower Room



### Living/Dining Room



20' 4" x 18' 9" (6.20m x 5.71m) (Max)

# Property Details.

## Kitchen Area



11' 8" x 10' 8" (3.56m x 3.25m)

## Outside

### Balcony

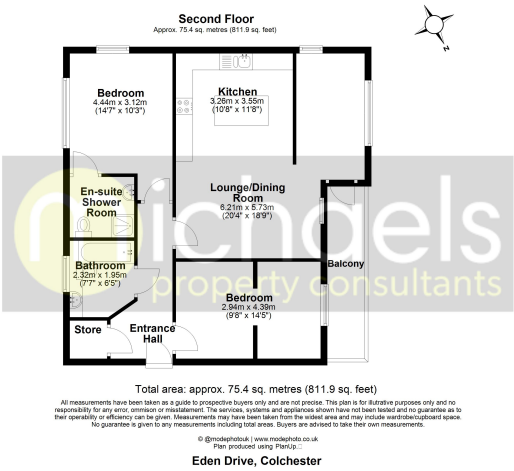


## Leasehold Information

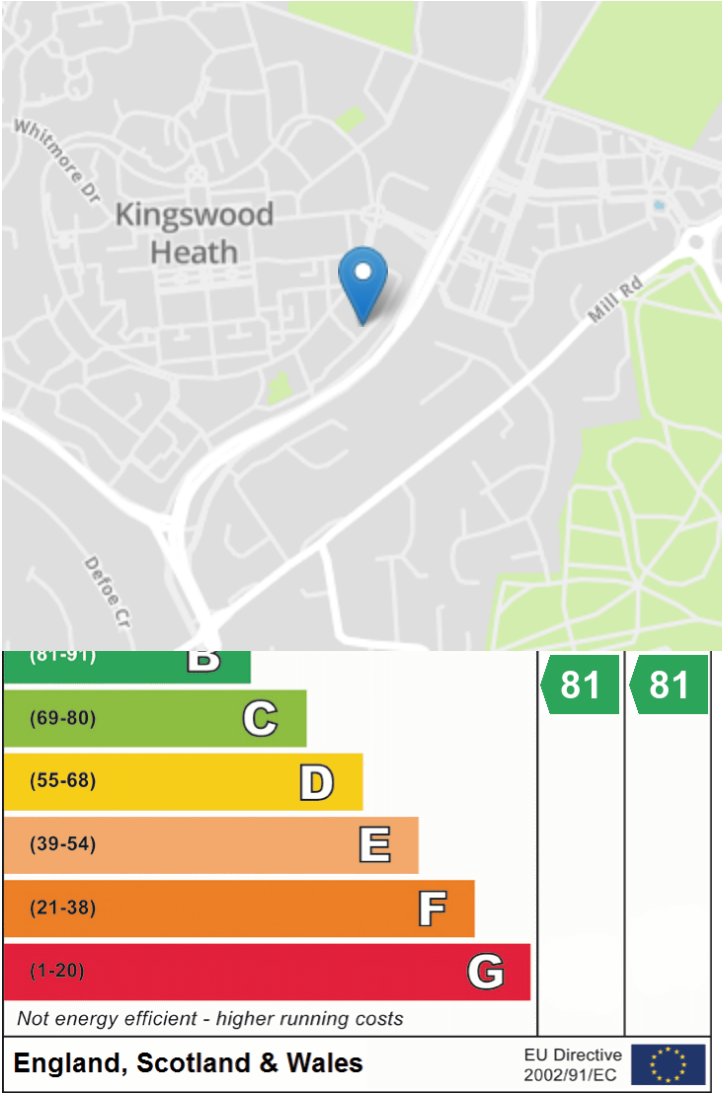
The lease is 125 years commencing on 1 January 2017, with approximately 116 years remaining. An annual service charge of circa £3400 is payable per annum and ground rent of circa £200 per annum. All interested parties are advised to confirm details relating to service charges, ground rent, and lease length with their appointed conveyancer at an early stage of the transaction to avoid any discrepancies.

# 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.