



- One Bedroom Apartment
- First Floor
- Parking & Communal Gardens
- Communal Garden
- Living Room
- Long Lease

**34 Old School Lane, Elmstead,  
Colchester, Essex. CO7 7AN.**

Rarely available within the village of Elmstead Market this one bedroom first floor apartment, with parking and communal gardens, double bedroom, kitchen, living room and bathroom. The lease offers over 100 years remaining and low leasehold charges. Situated within easy reach of local amenities and a120 access. Guide price £120,000- £140,000.



# Property Details.

## Living Accommodation

### Entrance Hall



Entrance Hall with door, storage, loft access and doors to;

### Living Room



14' 4" x 9' 10" (4.37m x 3m) Double glazed windows to front and radiator.

## Kitchen



11' 9" x 9' 10" (3.58m x 3m) Double glazed window to side, radiator, fitted kitchen with laminate worktops and a range of wall and base units, sink with right hand drainer, cooker and hob, over head cooker hood, space for washing machine, dishwasher and fridge/freezer.

## Bedroom



13' 5" x 9' 9" (4.09m x 2.97m) Double glazed window to side, radiator and fitted wardrobes.

# Property Details.

## Bathroom



Double glazed window to rear, low level WC, wash hand basin, panelled bath with over head shower.

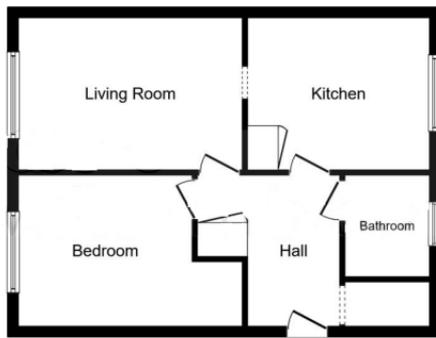
## Outside



Parking to the front of the property and communal gardens.

# Property Details.

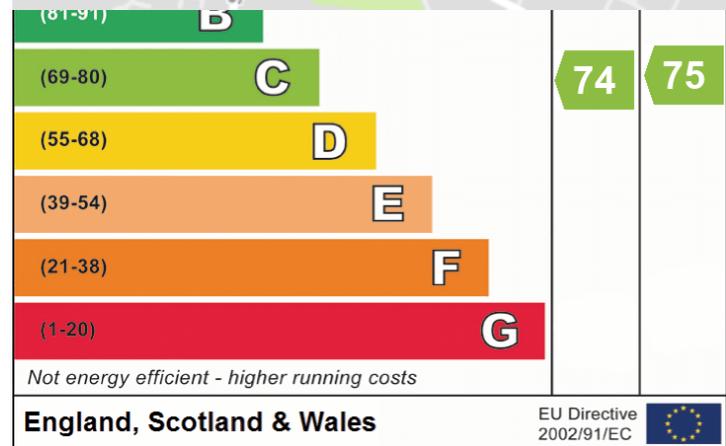
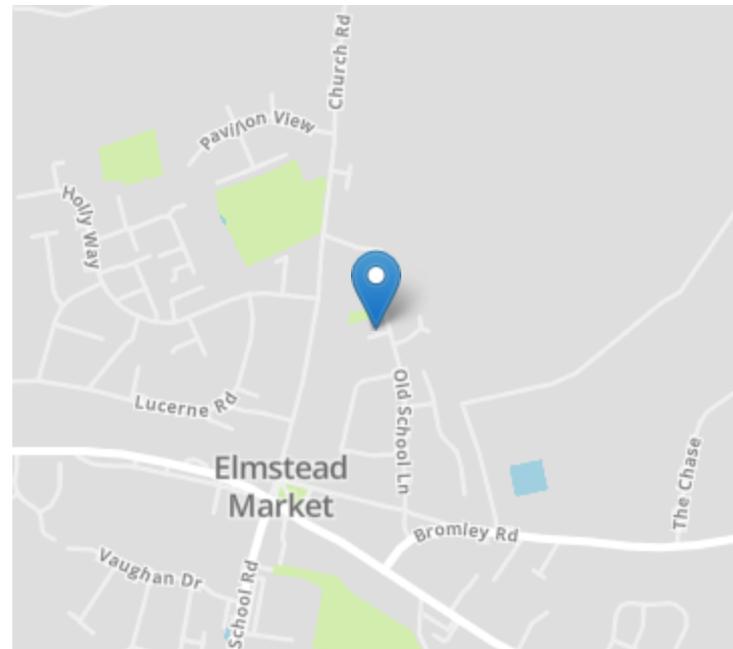
## Floorplans



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
Plan produced by William H Brown. Powered by www.localagent.com

## 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.