



- Walking distance to North Station & Colchester General Hospital
- High Ceilings & Spacious Accommodation Throughout
- Two Spacious Bedrooms With An En Suite To Master
- One Allocated Parking Space
- Well Maintained Communal Grounds
- Ideal For First Time Buyers & Working Professionals
- Fully Open Plan, Living Area/Kitchen/Dining Area
- Master Bedroom Complete With En-Suite Shower Room & Built In Wardrobes
- Private Entrance

14 Apprentice Drive, Colchester, Essex. CO4 5SE.

** Guide Price £210,000 to £230,000 ** Conveniently positioned moments from Colchester's mainline station, offering links to London Liverpool Street within the hour, sits this excellent example of a two bedroom ground floor maisonette. Ideal for first time buyers, working professionals and investors alike, this maisonette offers both generous bedroom and living space throughout and completed with its very own entrance and private gated front terrace.



Call to view 01206 576999



Property Details.

Ground Floor

Hallway

9' 1" x 3' 6" (2.77m x 1.07m) Accessed by its front door you are welcomed into the hallway comprising of a radiator, storage cupboard with door leading to:

Kitchen/Living Area/Dining Area,



18' 9" x 16' 7" (5.71m x 5.05m) UPVC bay window to front aspect with UPVC window to side aspect, radiators, full range of base and eye level units, cupboards and work surfaces, wood effect Amtico flooring throughout, integrated appliances.

Bedroom One



13' 9" x 9' 1" (4.19m x 2.77m) UPVC window to front aspect, radiator, built in wardrobes, door to:

En Suite



9' 1" x 4' 9" (2.77m x 1.45m) Shower cubicle, vanity wash basin, low level W.C, tiled walls and flooring, obscured window to rear aspect.

Property Details.

Bedroom Two



12' 7" x 8' 6" (3.84m x 2.59m) UPVC window to rear aspect, radiator, spot lighting.

Bathroom



6' 4" x 5' 5" (1.93m x 1.65m) Low level W.C, panelled bath with shower over, vanity wash basin, tiled walls and flooring.

Outside



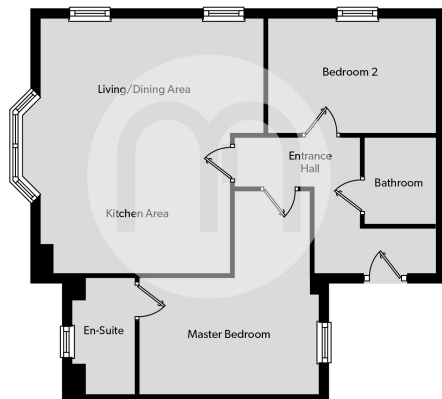
To the front offers one allocated parking space along with well maintained communal areas.

Agents Notes & Lease Information

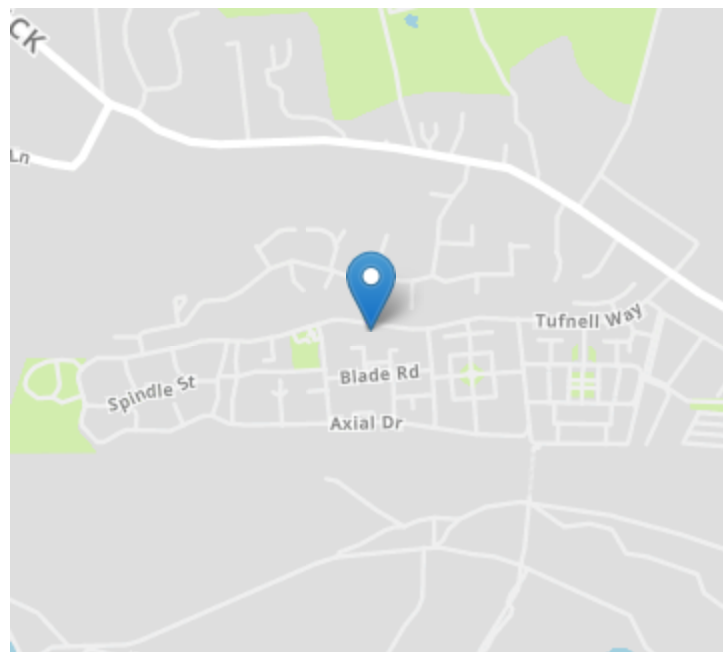
We have been advised by the current seller that there is 133 years left on the lease, with a Ground Rent of £198.62 pa and a Service Charges: £714.56 pa. We do however advise that all interested parties are to confirm this information with their solicitor.

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.