



- Sought After Location
- Walking Distance To Town and Colchester Station
- Two Double Bedrooms
- Open Plan Living/Dining/Kitchen Space
- EnSuite And Family Bathroom
- Juliette Balcony Over Looking Cricket Pitch
- First Floor Spacious Apartment
- Residents Unlimited Parking

6 Bradman Court, Circular Road East, Colchester, Essex. CO2 7GB.

Guide Price £170,000 - £180,000 Conveniently located within walking distance to Colchester Town Centre and Mainline Station to London Liverpool Street is this beautifully presented and extremely spacious first floor apartment offering a generous open plan living/dining/kitchen area with a Juliette Balcony with open views over the cricket pitch, two sizeable doubles, modern fitted ensuite and family bathroom. The apartment also benefits of unlimited residents parking within the private car park. To fully appreciate what this high specification apartment has to offer internal inspection is essential.



Property Details.

First Floor

Entrance Hall

Airing cupboard, entry phone, radiator.

Living/Dining Room



14' 2" x 10' 10" (4.32m x 3.30m) UPVC window to side and Juliette balcony, T.V & phone points, radiator, engineered wood flooring.

Kitchen



7' 6" x 6' 5" (2.29m x 1.96m) Range of base and eye level units with roll edge work surface over, inset stainless steel sink unit with tap and drainer, tiled splash backs, integrated electric, oven and hob with extractor over, integrated washing machine and fridge/freezer.

Bathroom



Low level WC, pedestal wash hand basin, panel bath with shower over, part tiled walls, radiator, extractor fan.

Bedroom One



11' 6" x 10' 9" (3.51m x 3.28m) UPVC Juliette balcony, UPVC window to side, cupboard housing gas boiler, built in wardrobes, radiator.

Property Details.

EnSuite



Low level WC pedestal wash hand basin, fully tiled double shower cubicle, part tiled walls, radiator, extractor fan.

Bedroom Two



11' 2" x 10' 2" (3.40m x 3.10m) UPVC window to front, radiator.

Outside

There are communal gardens surrounding the property and a private car park allowing unlimited residents parking.

Lease Information

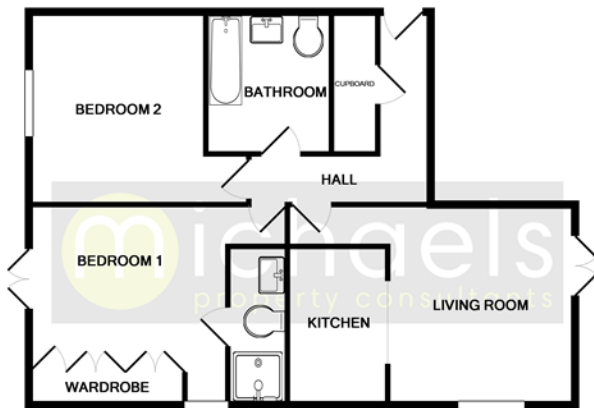
There are proximity 84 years remaining on the lease.

The service charge is payable to RedRock at £1 200 per annum.

The yearly ground is £300 per annum.

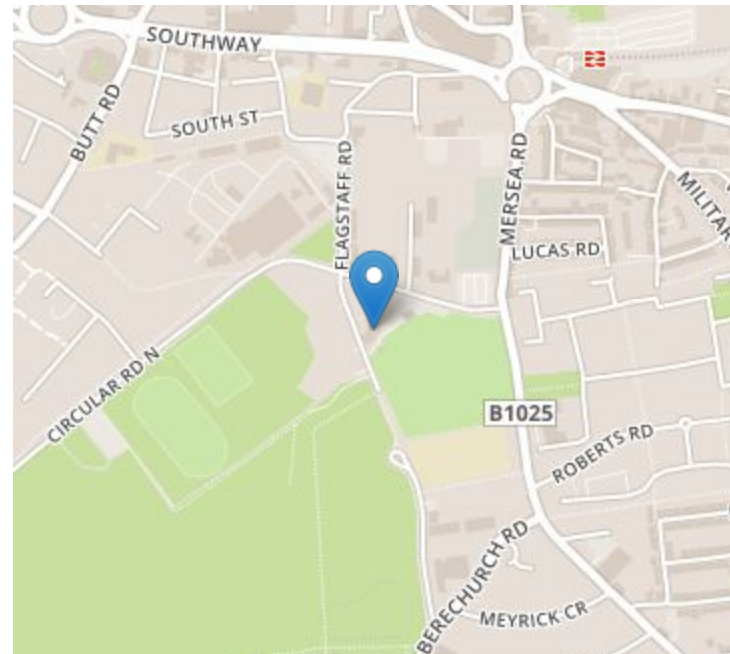
Property Details.

Floorplans

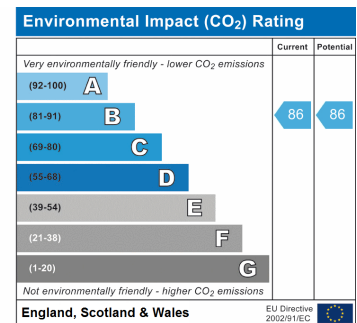
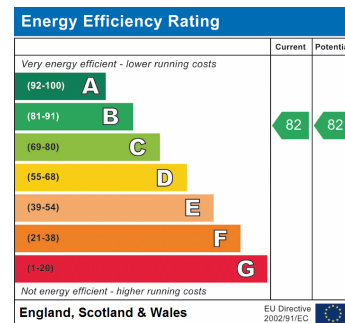


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.