



- A Stunning & Recently Upgraded Two Bedroom Apartment
- Added Luxury Of Lift Access & Secure Telephone Entry System
- Beautifully Appointed Kitchen, Tiled Bathroom Suite & En-Suite W.C
- Impressive Entrance Hall With Inset Storage
- Open-Plan Living Accommodation
- Rare Advantage Of Two Balconys
- River Views & Allocated Parking
- Two Double Bedrooms
- Prime City Centre Location & Close To An Array Of Amenities
- Presented To Market In Excellent Order

49 Grosvenor Place, Colchester, Essex. CO1 2ZD.

****Guide Price £225,000 - £235,000**** The most impressive of two bedroom apartments, situated in the heart of Colchester's vibrant and historic city centre and complete with high specification finishes and presented to market in first class order. Offering an abundance of both reception and bedroom space throughout, as well as boasting open-plan modern day living and the added luxury of two private balconies. Within striking distance of an array of useful independent shops, boutiques, restaurants and bars, it offers any prospective purchaser the best of city centre living, whilst being positioned in a peaceful and secure residential setting.



Property Details.

Apartment (Accommodation All On One Level)

Entrance Hall

Entrance door to front aspect, wood effect flooring, secure phone entry system, double storage cupboard, radiator, doors and access to:

Kitchen/Reception Room



21' 7" x 18' 2" (6.58m x 5.54m) A modern fitted kitchen comprising of a range of white high gloss base and eye level units with worksurfaces over, drawers under, inset gas hob with extractor fan over, inset oven and grill, fridge/freezer, space under counter for washing machine, inset sink, drainer and mixer tap over, under counter lighting, brick tiled splashback, wood effect flooring, radiator x2, communication points, windows to rear and side aspect, patio doors providing access to enclosed balcony

Family Bathroom



A luxury tiled family bathroom suite comprising of; tiled walls, floor, W.C, window to rear aspect, vanity basin, shaver point, double width shower cubicle with surrounding glass screen, mirrored vertical towel rail

Master Bedroom



14' 7" x 10' 4" (4.45m x 3.15m) Window to side aspect, patio doors to front aspect (leading to a private and enclosed balcony), radiator, access to:

Property Details.

En-Suite W.C



W.C, vanity wash hand basin, radiator, tiled walls and floor

Bedroom Two



14' 6" x 7' 4" (4.42m x 2.24m) Double glazed window to rear aspect, radiator

Additional Information

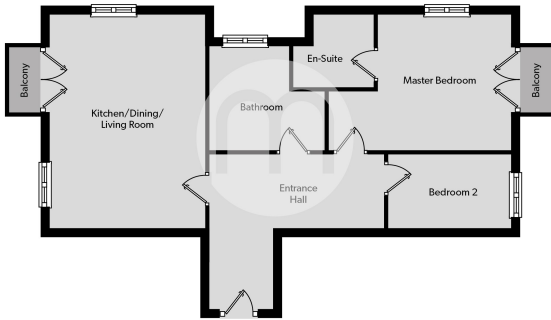


Please be advised the lease term commenced as of 125 years from 1st January 2004, meaning approximately 105 years remain on the lease. A service charge and ground rent is applicable to this apartment and as agents, we welcome further enquires were this information can be provided, as well as answering any further enquires and arranging an internal viewing.

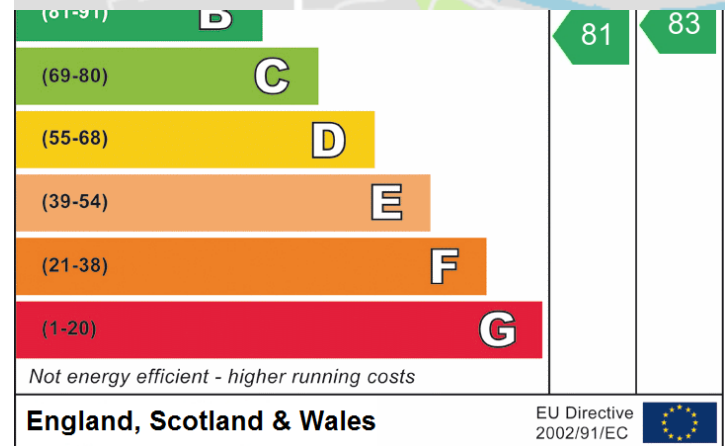
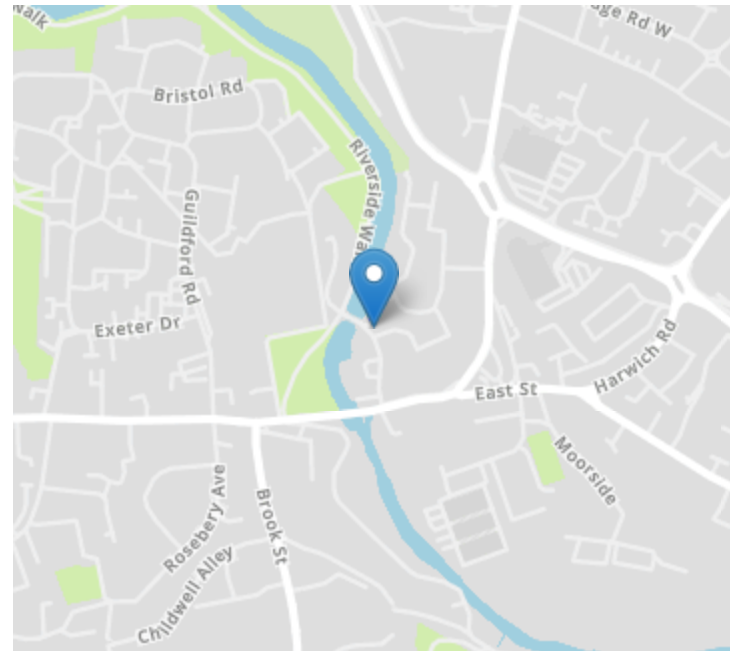
We do advise all interested parties to confirm the associated lease information and charges with their appointed conveyancer at an early stage of their conveyance, to prevent any discrepancy.

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.