



- No Onward Chain!
- Ideal First Home
- One Double Bedroom Apartment
- Modern Kitchen With Space For Appliances
- Kitchen/Dining/Living Room
- Tiled Bathroom Suite
- Double Bedroom
- Residents Parking

## 1 Hollytree Court, Layer Road, Colchester, Essex. CO2 7JZ.

Hollytree Court, Layer Road Ideal First-Time Purchase or Investment – One Double Bedroom Apartment \*\*Guide Price £120,000 - £130,000\*\* An excellent opportunity to acquire this ground-floor one-bedroom apartment, offered to the market with no onward chain and ready for occupation without delay. Perfect for first-time buyers looking to get onto the property ladder or investors seeking a straightforward addition to their portfolio, the property is situated within a secure and peaceful development. The location offers easy access to Colchester's city centre, Sainsbury's Local on Layer Road, further nearby amenities, and convenient road links to the A12 connecting surrounding towns and cities.



# Property Details.

## Ground Floor

### Entrance Hall

### Living/Dining/Kitchen



Living - 15' 11" x 7' 8" (4.85m x 2.34m)

Kitchen - 12' 6" x 7' 3" (3.81m x 2.21m)

## Bedroom



11' 0" x 8' 7" (3.35m x 2.62m)

## Bathroom



7' 6" x 5' 3" (2.29m x 1.60m)

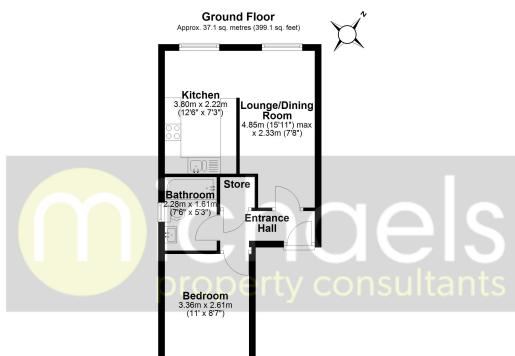
# Property Details.

## Leasehold Information

The property is offered on a leasehold basis with a 125-year lease from 1 January 1988, leaving approximately 87 years remaining. We are advised that a maintenance charge of £120.00 per month is payable to Pier Management. Ground rent is also payable at approximately £180.00p per annum, paid in two 6 month installments of £90.00p. All interested parties are advised to confirm the legal set-up and associated costs with their appointed solicitor at an early stage to avoid any discrepancy, as all leasehold information has been provided to us in good faith by our clients.

# Property Details.

## Floorplans

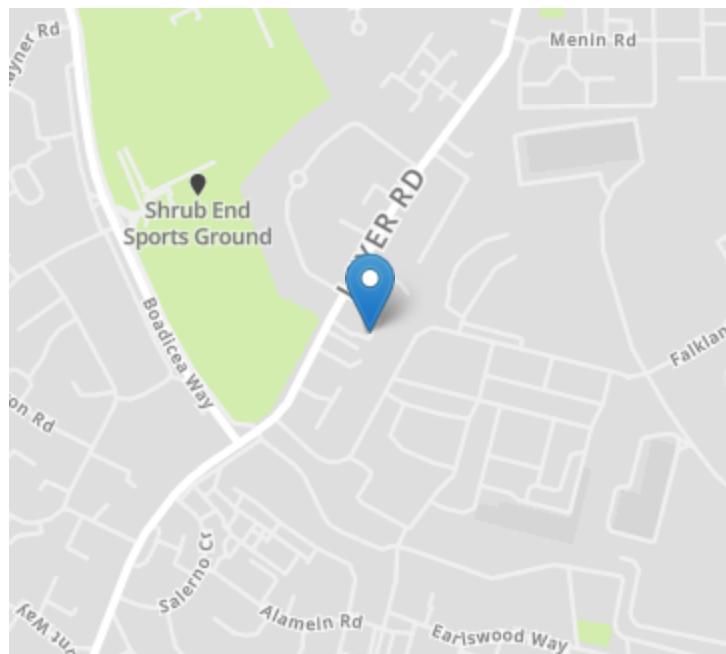


Total area: approx. 37.1 sq. metres (398.1 sq. feet)  
All measurements have been taken as a guide by professionals, but we can not guarantee this plan is for sale/purchase purposes only and no responsibility for any error, omission or misdescription. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements. Prospective buyers/sellers are advised to take their own measurements.

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Plan produced using PlanIt Pro.

Hollytree Court, Colchester

## 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.

