



- An Exceptional Two Bedroom First Floor Apartment
- A Stones Throw From Colchester's Mainline Station With Links To London Liverpool Street Within The Hour
- High Specification Modern Finishes
- Open Plan Living
- Two Excellent Double Bedrooms
- Added Luxury Of An En-Suite Shower Room
- Large Bathroom
- Allocated Parking Two Vehicles
- Lift Access & Well-Manicured Communal Areas

23 Station Square, Bergholt Road, Mile End, Colchester, Essex. CO4 6DT.

****Guide Price £290,000 - £300,000**** Michaels Property Consultants are pleased to present to the open market this exceptional two bedroom, first floor apartment, situated within the popular apartment complex that is 'Station Square'. A stones throw from Colchester's mainline station, it offers links to London Liverpool Street within the hour and makes the ideal home for individuals, working professionals and couples alike. Boasting a wealth of space throughout, key highlights include; an impressive entrance hall, spacious master bedroom with inset wardrobes and added luxury of a en-suite shower room, further large double bedroom with fitted wardrobes, sizeable bathroom suite and a focal open-plan kitchen/dining/living space complete with high specifications and flooded with a wealth of natural light. Offered to market in first class order, this home simply must be viewed to be appreciated in its entirety.



Property Details.

First Floor Apartment

Entrance Hall

Open Plan Kitchen/Dining/Living Room



22' 9" x 22' 7" (6.93m x 6.88m)

Bedroom One



16' 4" x 9' 5" (4.98m x 2.87m)

En-Suite Shower Room



9' 5" x 4' 11" (2.87m x 1.50m)

Bedroom Two



14' 6" x 9' 5" (4.42m x 2.87m)

Bathroom



9' 5" x 7' 10" (2.87m x 2.39m)

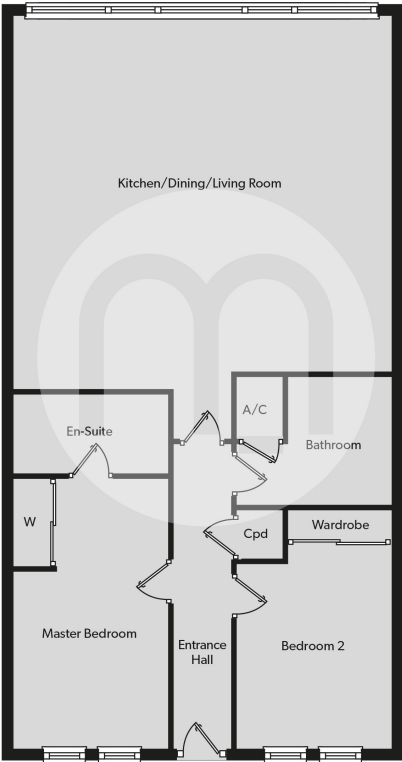
Property Details.

Leasehold Information

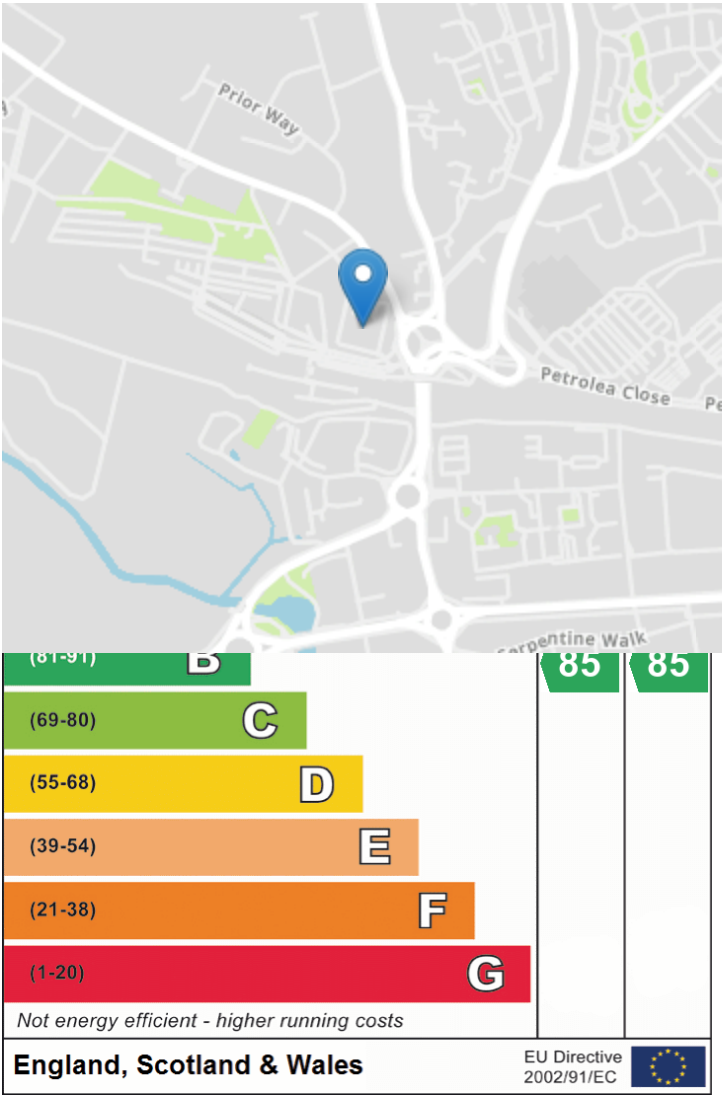
We have been informed by our sellers that this property is offered on a leasehold basis, 250 years from and including 1 March 2018, meaning approximately 244 years remain on the lease term. Our clients have advised us that a ground rent of approximately £142.50p is paid every six months and an annual service charge of circa £1637.00p is payable per annum. We advise all interested parties to confirm this leasehold information and associated charges with their respective solicitor 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.