



- Two Bedroom Apartment
- Four Piece Bathroom Suite
- Separate Kitchen
- Two Double Bedrooms
- Balcony To The Living Room
- Juliet Balcony To Master Bedroom
- Built In Wardrobes
- Allocated Parking
- Colchester North Station Access

## 20 Turbine Road, Colchester, Essex. CO4 5ZW.

An exciting opportunity has arisen to purchase this spacious, first floor, two bedroom apartment situated within minutes of Colchester's North Station. Ideal for the commuter & working professional, this apartment features a welcoming entrance hall with sufficient storage, two large double bedrooms & a four piece tiled bathroom suite. In addition, there is a generous size living room with french doors leading out on to its very own private balcony, enclosed by cast iron railings. This design of apartment is particularly favourable, with the separate kitchen from living room design.



# Property Details.

## Entrance Hall

14' 1" x 3' 8" (4.29m x 1.12m) Entrance door to front aspect, secure telephone entry system, large storage cupboard, airing cupboard containing pressurised cylinder system, wall mounted electric heater, further doors to:

## Living Room



15' 7" x 13' 2" (4.75m x 4.01m) UPVC window to front aspect & UPVC french doors to front aspect (leading to private balcony), electric wall mounted heater, television ariel point & telephone point, inset spotlights

## Kitchen



8' 6" x 7' 8" (2.59m x 2.34m) Vinyl floor, variety of modern fitted base and eye level with roll top working surfaces over, inset four ring electric hob with extractor fan over, inset electric fan assisted oven and grill, space for washing machine, fridge/freezer, inset stainless steel sink, drainer with tap over, inset spotlights, UPVC window to rear aspect

## Family Bathroom

W.C, wash hand basin, walk in shower cubicle, panel bath, UPVC window to rear aspect, wall mounted towel rail

## Master Bedroom



12' 1" x 10' 9" (3.68m x 3.28m) UPVC french doors to rear aspect (Juliet Balcony), inset mirror fronted wardrobes, electric wall mounted heater

## Bedroom Two

12' 7" x 9' 8" (3.84m x 2.95m) UPVC window to front aspect, electric wall mounted heater

## Outside & Parking

As previously mentioned, this property benefits from its very own private balcony, which has been laid with artificial grass and is enclosed by cast iron railings. The balcony is ideal for a small bistro table and chairs. There is allocated parking to the rear of the apartment (which features rear access also for shopping etc) with further parking easily accessible on road for visitors.

## Service Charge, Ground Rent & Leasehold Information

We have been informed by our client that the service charge is payable at approximately £619.43 and the ground rent is payable at £300 per annum. This property is offered on a leasehold basis with the lease being offered from 125 years from new, as of 2009, meaning in approximately 115 years remaining on the lease. We would of course, advise that any prospective purchase confirms this information with their legal representative.