



- 20ft Open Plan Lounge/Kitchen/Diner
- Two Allocated Parking Spaces
- Contemporary Ground Floor Apartment
- Family Bathroom And En-Suite Shower Room
- An Excellent First Time Buy Or Investment Property
- Juliette Balcony From The Living Room
- Within Close Proximity To A12 & Tollgate Retail Park
- Well Presented Throughout

Call to view 01206 576999



## 2 3, Austin House, Martin Hunt Drive, Stanway, Colchester, Essex. CO3 8AY.

Guide Price: £190,000 - £200,000. A truly stunning example of a contemporary, spacious ground floor, two double bedroom apartment located in the highly popular area of 'Stanway' to the west in Colchester with excellent access to the A12, Tollgate Retail Park, a national supermarket and frequent transport links to the City Centre. Built to an exceptionally high standard this superb ground floor apartment would make an ideal purchase for prospective first time buyer or investor. Internal accommodation includes an entrance hall with two storage cupboards, a large open plan 20ft lounge/kitchen/diner, two double bedrooms with an En-suite to the main room and a further three piece family bathroom suite. The kitchen is fitted with a range of units and appliances and allows space for dining. The fabulous open plan reception area also provides access to the enclosed Juliette balcony. The apartment also comes with the rare benefit of two parking spaces which can be found to the rear, as well as a communal bike shed and bin store.



# Property Details.

## Ground Floor

### Hallway



With radiator, two storage cupboards and doors to;

### Bedroom One



10' 7" x 10' 7" (3.23m x 3.23m) UPVC window to front aspect, radiator and door to;

## En Suite



Low level WC, pedestal wash hand basin shower cubicle and radiator.

## Bedroom Two



9' 5" x 6' 10" (2.87m x 2.08m) Double glazed window and radiator.

# Property Details.

## Bathroom



Low level WC, pedestal wash hand basin, panelled bath with shower over and radiator.

## Open Plan Living Room/Kitchen/Dining Area



23' 9" x 15' 6" (7.24m x 4.72m) With matching base and eye level units, stainless steel sink bowl with drainer, Space for fridge/freezer, washing machine, oven with four ring gas hob and extractor above, double glazed window, radiator and double glazed doors to Juliette Court.

## Outside



To the rear of the property offers two allocated parking spaces.

## Agents Notes & Lease Information

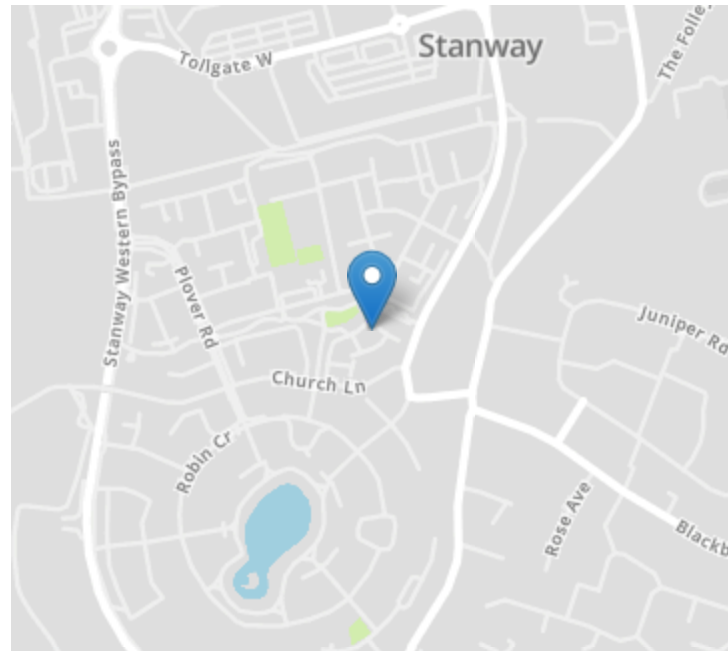
We have been advised from the seller that there is 117 years left on the lease which commenced from 2016. There is a ground rent charge of £300 per annum, along with a service charge of £97 per month. We do however, advise all perspective purchaser to clarify this information with their chosen solicitor.

Please be advised that a Section 21 of the Estate Agency Act 1979 applies in this instance, as the seller is an employee of Michaels Property Consultants.

# Property Details.

## Floorplans

## Location



(81-91)	<b>D</b>	83	83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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.