



- Spacious Ground Floor Apartment
- Two Double Bedrooms
- Tiled Family Bathroom Suite
- Modern Fitted Kitchen With Tiled Splashbacks & Space For Appliances
- UPVC Double Glazing Throughout
- Parking & Communal Gardens
- Offered with NO ONWARD CHAIN!

### 93 Friday Wood Green, Colchester, Essex. CO2 8XF.

A spacious two double bedroom, ground floor apartment, situated to the South of Colchester and complete with allocated parking & well maintained communal gardens. This property would make the ideal first time purchase or investment and commences with a welcoming entrance hall, leading on to two well proportioned double bedrooms. The separate bathroom suite is complete with tiled walls throughout. There is a separate recently fitted kitchen with tiled splash-backs and space for appliances. The living room is one of a good size and features a bay window to the front of the apartment.





# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to communal area, storage cupboard, secure telephone entry system, further doors to:

### Master Bedroom



12' 4" x 9' 2" (3.76m x 2.79m) UPVC window to rear aspect, electric wall mounted heater

### Bedroom Two



10' 1" x 8' 3" (3.07m x 2.51m) UPVC window to rear aspect, electric wall mounted heater

## Kitchen



11' 2" x 5' 1" (3.40m x 1.55m) Modern fitted kitchen comprising of a range of fitted base and eye level units with working surfaces over, inset stainless steel sink, drainer and taps over, inset electric hob with extractor fan over, inset electric fan assisted oven & grill, space for fridge/freezer, space & supporting plumbing for washing machine, tiled splash-backs, UPVC window to front aspect

# Property Details.

## Living Room



14' 2" x 11' 8" (4.32m x 3.56m) UPVC bay window to front aspect, electric wall mounted heater, variety of telephone/television communication points

## Bathroom Suite



UPVC window to rear aspect, paneled bath with screen, W.C, wash hand basin, wall mounted heater, tiled wall finish

## Outside, Parking & Communal Gardens

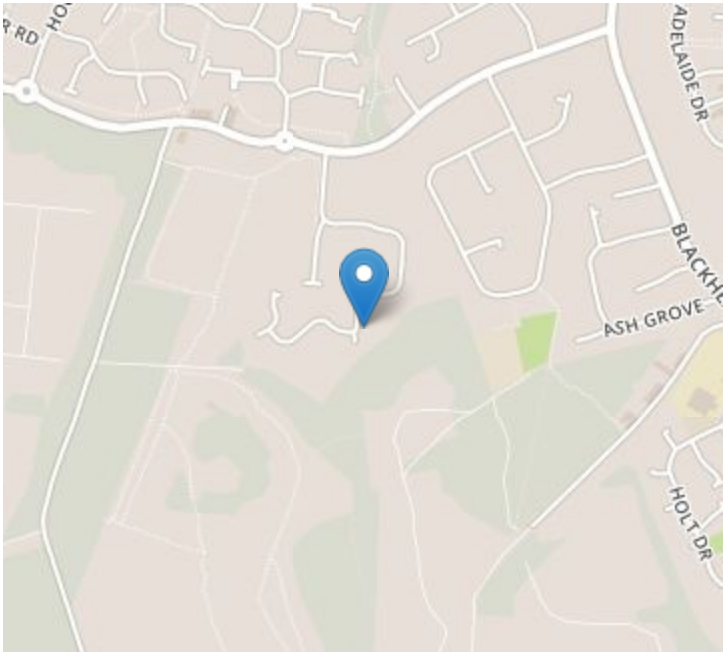


This property benefits from attractive well maintained communal gardens, which have been completed with a picnic bench for the benefit of residents. The apartment comes with the benefit of allocated parking, refuse areas and communal washing lines. There is also sufficient parking for visitors.

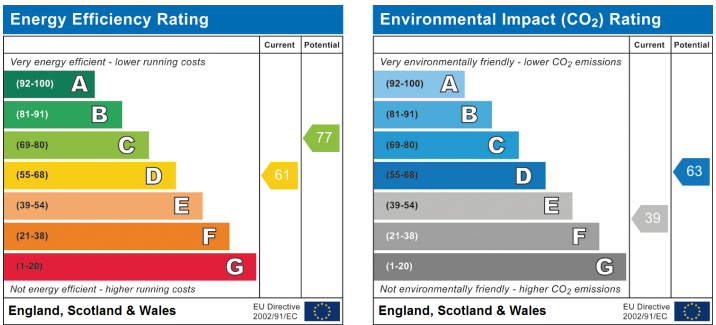
# Property Details.

## Floorplans

## 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.