



- Within Moments Of Colchester's City Centre & Mainline Station
- Allocated Parking
- En-Suite To Master Bedroom
- Two Generous Bedrooms
- Ground Floor
- Secure Entry Telephone System
- Ideal For First Time Buyers & Working Professionals

**193 Axial Drive, Colchester, Colchester, Essex. CO4 5YJ.**

Set within a prime North Colchester position sits this ground floor two bedroom apartment. This home is within moments of Colchester's mainline railway station, offering direct links to London Liverpool Street within the hour and is therefore ideal for the working professional. It also presents itself as the ideal first time purchase, with a range of shops and amenities close by at Turner Rise Retail Park. We encourage early viewings to appreciate the excellent accommodation on offer. Internally, the apartment is accessed via a secure telephone entry system with the accommodation comprising of a welcoming entrance hallway, two double bedrooms with an En suite to the master, kitchen, an open plan kitchen/dining area and a separate family bathroom suite. Outside the property offers one allocated parking space and a communal garden to the rear of the block.



# Property Details.

## Ground Floor

### Hallway

Access through a secure entry telecom system leading into the main apartment, radiator, wood effect flooring, storage cupboards, door to:

### Bedroom Two



9' 3" x 7' 3" (2.82m x 2.21m) UPVC window to rear aspect, radiator, inset units and storage cupboards.

### Bedroom One

11' 7" x 9' 7" (3.53m x 2.92m) UPVC window to rear aspect, radiator.

## EnSuite



Low level WC, Vanity wash basin, shower enclosure.

## Bathroom



6' 6" x 6' 4" (1.98m x 1.93m) Low level W.C, vanity wash basin, panelled bath with shower attached.

# Property Details.

## Living Room/Dining Area



20' 4" x 8' 5" (6.20m x 2.57m) UPVC window to front and rear aspect, radiatos.

## Kitchen



10' 4" x 6' 7" (3.15m x 2.01m) Range of base and eye level units, cupboards and work stops, UPVC window to rear aspect, inset appliances, fridge/freezer, washing machine and dishwasher, electric cooker with gas hob.

## Outside

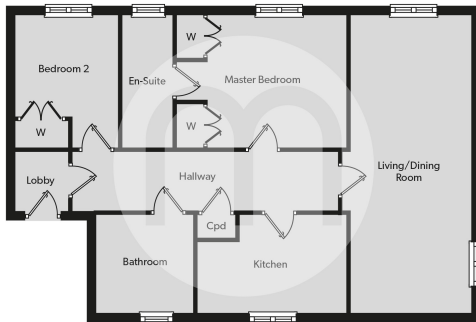
The property offers an allocated parking space to the front with a well maintained communal garden.

## Agents Notes & Lease Information

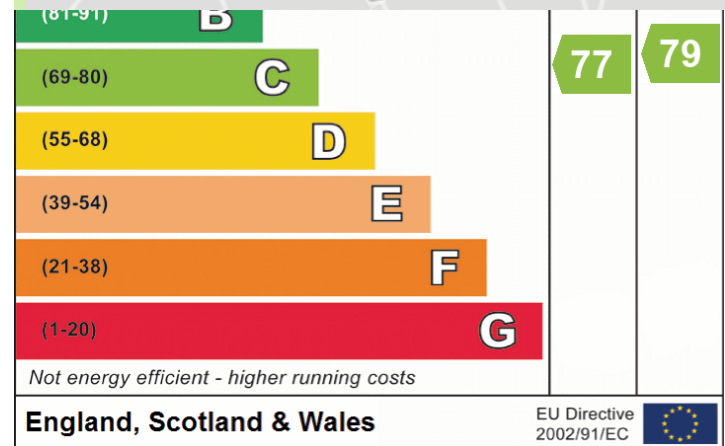
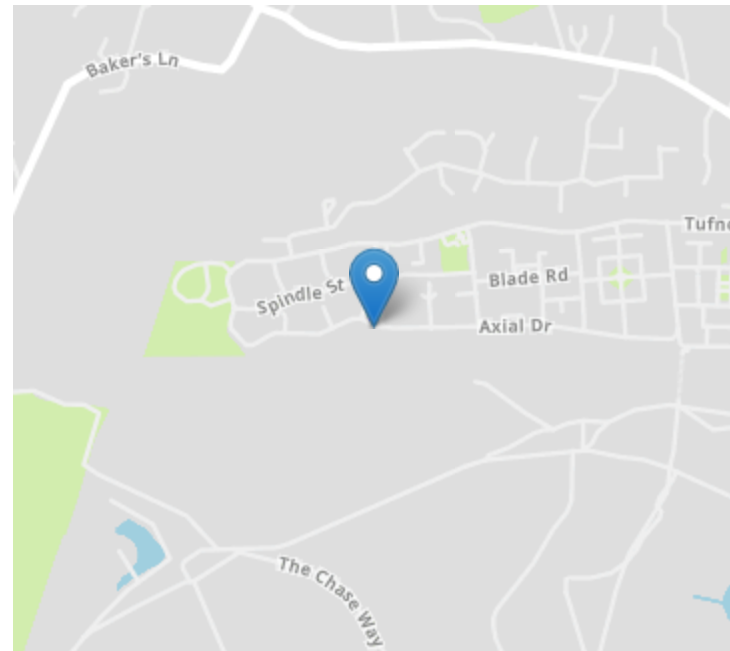
We have been advised by the seller that there is 114 years remaining on the lease with a service charge of £984 per annum and a ground rent of £330 per annum. We do however advise that all buyers are to clarify this with their solicitor.

# 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.