



- Within Walking Distance To Colchester City Centre, Station & Amenities
- Allocated Secure Parking
- An Exclusive Conversion
- Excellent Condition Throughout
- Suitable For A First Time Buyer Or Working Professional
- A Stylish & Contemporary First Floor Apartment
- An Inviting Communal Lobby, With A Wooden Ceiling Beam And Herringbone Flooring
- Spacious Master Bedroom
- Open Plan Kitchen/Living Area

7 Lieutenant House, Meeanee Mews, Colchester, Colchester, Essex. CO2 7LE.

**** Guide Price £180,000 to £190,000 **** Nestled on a modern development within close proximity to Colchester's City centre and abbey fields lies this exclusive one bedroom first floor apartment. The prime location offers easy access to Abbey Fields, a variety of local amenities, and Colchester train station, which provides direct links to London Liverpool Street. Internally, you are welcomed into a communal entrance lobby featuring bold green walls, complimented by warm wooden flooring arranged in a stylish herringbone pattern. A large glass double door provides access to the outside, allowing natural light to enter. This space is enhanced by an exposed by a wooden ceiling beam, adding character to the high ceiling. With stairs leading to the first floor you are then greeted into the entrance hall leads to all areas of the home, featuring a spacious master bedroom with built-in wardrobes, a modern family bathroom, and an integrated kitchen area that flows into the open-plan lounge.



Property Details.

First Floor

Hallway



13' 5" x 4' 2" (4.09m x 1.27m)

Living Room/Kitchen



16' 5" x 9' 2" (5.00m x 2.79m)

Master Bedroom



9' 6" x 9' 2" (2.90m x 2.79m)

Property Details.

Bathroom



7' 3" x 4' 5" (2.21m x 1.35m)

Agents Notes & Lease Information

There is 115 years left on the lease with an annual service charge of approximately £1000 per annum and a ground rent of £200 per annum, we do however advise that all buyers are to clarify this information with their solicitor.

Outside

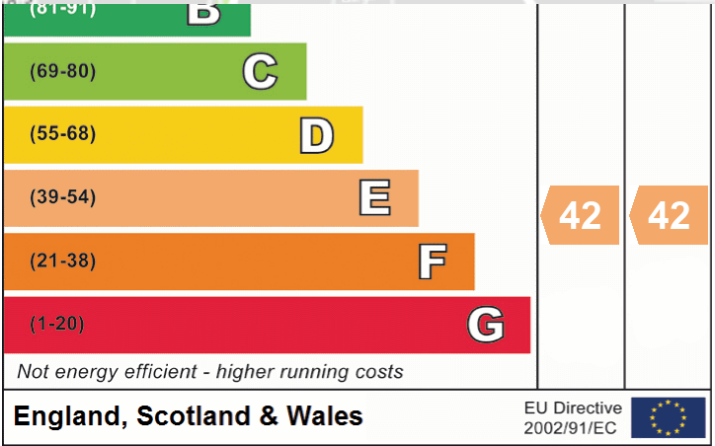
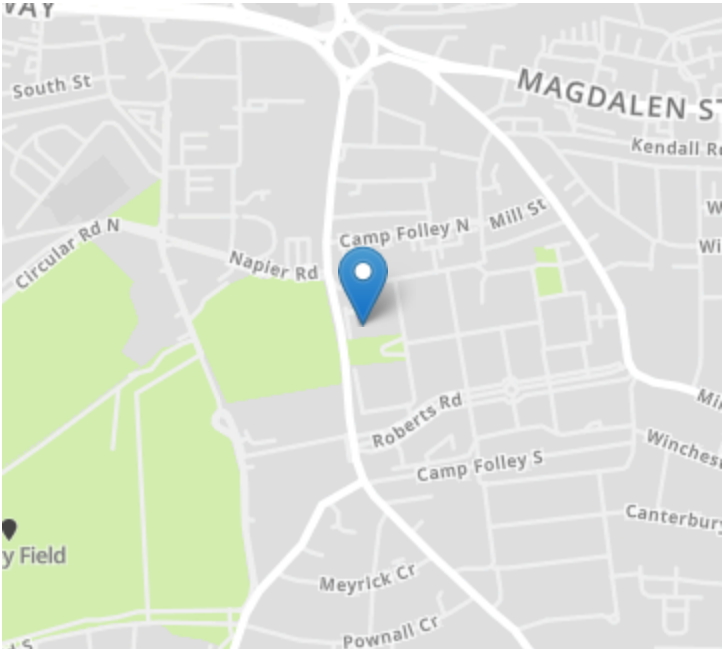


Outside, residents can enjoy a communal garden at the rear of the property, as well as allocated parking. This property is ideal for first-time buyers or investors due to its convenient location and excellent condition.

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.