



- Guide Price £140,000 - £150,000
- Two Bedroom, Second Floor Apartment
- Two Double Bedrooms
- Large Reception Room
- Separate Kitchen With Space For Appliances
- Allocated Secure Parking
- Offered With No Onward Chain - Viewing Advised
- In The Heart Of Colchester's Town Centre & Mainline Station

### Flat 8 Charles House, St Peters Street, Colchester, Essex. CO1 1BY.

\*Guide Price £140,000 - £150,000\* Charles House is positioned with the heart of Colchester's vibrant Town Centre and is home to an array of spacious apartments. This well proportioned two bedroom apartment provides Town Centre living and is also within moments of Colchester's mainline station, providing unrestricted access to London Liverpool Street Station. Positioned on the second floor, this apartment allows for an entrance hall, large reception room and two double bedrooms. There is a separate kitchen with space for free standing appliances. Complete with secure allocated parking and shared access with Stuart Houses communal facilities, it makes the ideal purchase for the first time buyer or investor alike. Offered with No Onward Chain.

# Property Details.

## Second Floor Apartment

### Entrance Hall

Entrance door to communal areas, airing cupboard, storage heater, internal doors to:

### Living Room

12' 5" x 16' 8" (3.78m x 5.08m) UPVC window to front aspect, input/output communication points, wall mounted electric heater, secure telephone entry system

### Kitchen

9' 8" x 8' 8" (2.95m x 2.64m) Variety of fitted base and eye level units with roll top working surfaces over, space for freestanding appliances, inset four ring electric hob with extractor fan over, tiled splash backs, plumbing and space for washing machine and dishwasher, wood effect laminate flooring, UPVC window to side aspect

### Master Bedroom

8' 8" x 13' 6" (2.64m x 4.11m) UPVC window to front aspect, wall mounted electric heater

### Bedroom Two

11' 8" x 10' 1" (3.56m x 3.07m) UPVC window to front aspect, storage cupboard, wall mounted electric heater

## Family Bathroom Suite

W.C, wash hand basin, panel bath with shower attachment over, tiled wall finish, vinyl tiled floor, shaver points, wall mounted heater

## Parking & Other Facilities

We have been advised that this apartments comes with the added benefit of an allocated parking space, which for a town centre location apartment, is a rarity. It is also our understanding that you are able to have shared use of the communal facilities on offer from the sister block, Stuart House.

## Tenure

This property is offered on a leasehold basis. There is a tenant in situ currently paying £700.00 PCM. However, the property is available to both first time purchasers and investors alike.