



- One Bedroom Apartment Set Within A Conversion Of A Period Building
- Featuring Charming Oversized Windows
- Fitted Kitchen With Tiled Splashbacks & Space For Appliances
- Large Double Bedroom
- Bathroom Suite
- Residents Shared Parking Area
- Presenting Itself As An Ideal First Time Purchase Or Investment Opportunity
- Close To Colchester's Vibrant & Colourful City Centre
- Viewings Welcomed To Appreciate The Accommodation On Offer

Flat 4 Recreation House, Wimpole Road, Colchester, Colchester, Essex. CO1 2DL.

Guide Price £130,000-£140,000 Welcoming first time buyers and investors alike, this one bedroom apartment is situated within 'Recreation House', in the heart of Colchester's historic and colourful city centre and therefore within a stones throw of; a range of useful amenities, shops, restaurants, bars and transport links. Old Heath recreational ground is directly opposite, offering a scenic outlook also. Forming part of a charming conversion, it boasts high ceilings and imposing windows.



Property Details.

Apartment (Accommodation All On One Level)

Entrance Hall

Entrance door, access to:

Master Bedroom



11' 1" x 9' 8" (3.38m x 2.95m) Feature window to side aspect, wall mounted electric heater

Bathroom Suite



6' 1" x 5' 1" (1.85m x 1.55m) Pedestal wash hand basin, W.C, panel bath with tiled walls, screen and shower over, electric heater

Open Plan Kitchen/Reception Room



20' 5" x 10' 2" (6.22m x 3.10m) (Max) - storage cupboard, wall mounted electric heater, communication points, feature window to side aspect, open plan to:

Kitchen Area - a fitted kitchen comprising of; a range of base and eye level fitted units with work surfaces over, tiled splashback, inset hob with extractor fan over, inset electric oven and grill, space for appliances, inset sink, drainer and taps over, drawers

Property Details.

Leasehold Informaiton



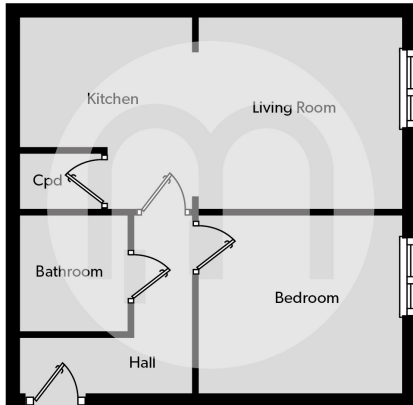
We have been advised by our sellers that this property is offered on a leasehold basis, with a term of approximately 71 years remaining. We have been informed there is a maintenance charge and ground rent combine is payable of approximately £1 500 per annum.

This apartment block is managed by 'Remus'.

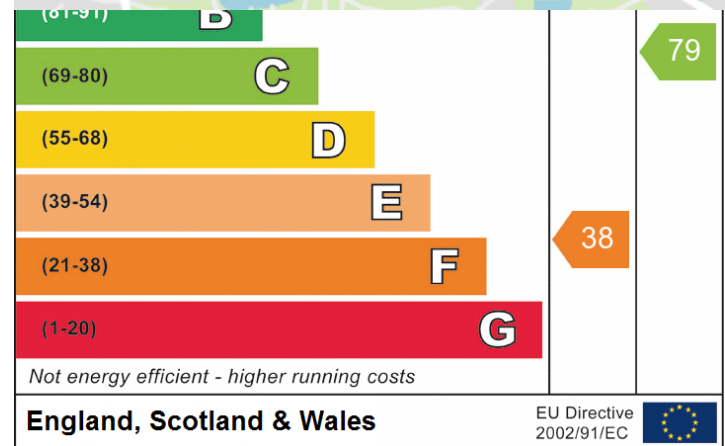
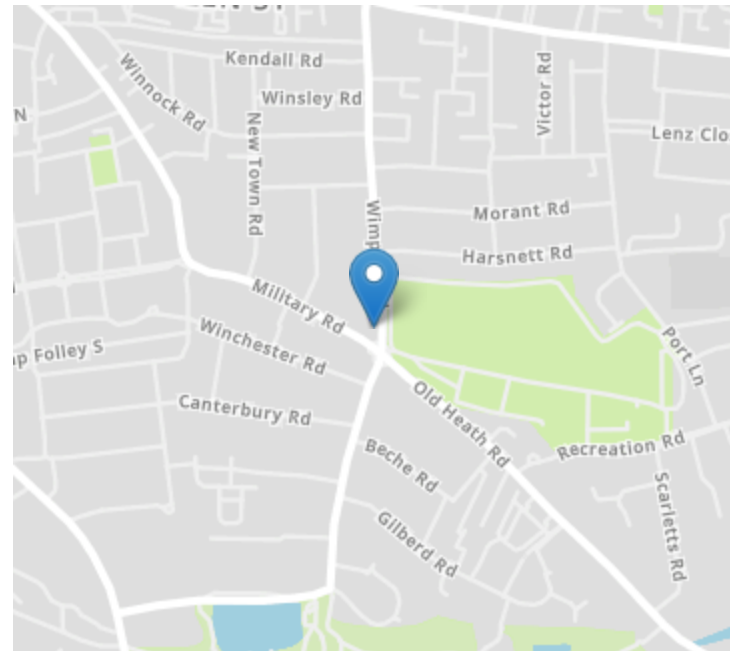
Please note that above information has been provided by our client in good faith and as agents, we encourage all interested parties to confirm this information with their legal representative at an early stage of their conveyance to prevent any discrepancy.

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.