



- Hythe & City Station Access
- Spacious First Floor Apartment
- One Allocated Parking Space
- Two Generous Bedrooms With An En Suite To Master
- Built In Wardrobes
- Well Maintained Communal Gardens
- Views Overlooking Distillery Pond
- East Colchester Position

## 27 Waterside Lane, Colchester, Colchester, Essex. CO2 8HW.

**\*\*Guide Price £180,000 - £190,000\*\*** Located on the East Side of Colchester, set within an idyllic setting overlooking Distillery Pond in Colchester, lies this two bedroom first floor apartment. Ideally situated with easy access to shops and amenities in the Hythe, as well as a short distance from the local train station and the University of Essex. The accommodation comprises of stylish fitted kitchen with a selection of appliances, open plan to a spacious living room featuring a balcony. There is a double size master bedroom with an ensuite, a second smaller double bedroom with built in wardrobes and a modern fitted family bathroom with bath and shower facilities. Externally, there is allocated parking for one vehicle. Suitable for a working professional or first time buyer, we strongly recommend internal inspections to fully appreciate the accommodation on offer.



# Property Details.

## First Floor

### Hallway

Main door into hallway, storage cupboards, radiator, door to:

### Kitchen



11' 6" x 6' 6" (3.51m x 1.98m) Range of base and eye level units, cupboards and work surfaces, tiled flooring, integrated appliances with electric fan assisted oven, spot lighting, tiled splash back, access into;

### Living Room



15' 4" x 13' 2" (4.67m x 4.01m) UPVC windows to front aspect, electric storage rad, wood effect laminate flooring.

## Bedroom One



14' 7" x 8' 8" (4.45m x 2.64m) UPVC window to front aspect, electric rad, built in sliding wardrobes, door to:

### En Suite



Low level W.C, shower cubicle, vanity wash basin, heated towel rail, tiled walls and flooring.

# Property Details.

## Bedroom Two



11' 2" x 8' 3" (3.40m x 2.51m) UPVC window to front aspect, radiator.

## Bathroom



7' 1" x 6' 6" (2.16m x 1.98m) Low level W.C, vanity wash unit, panelled bath with shower attached, tiled walls and flooring, chrome heated towel rail.

## Outside

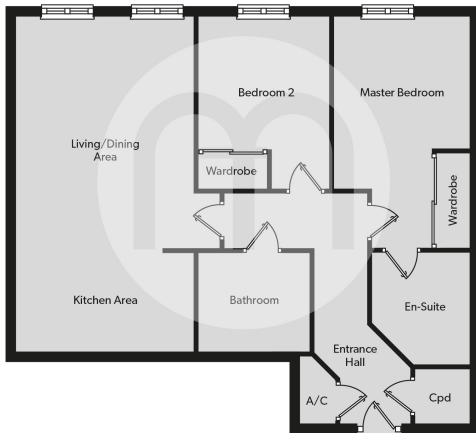
The property comes with allocated parking for one vehicle as well as well maintained communal areas.

## Agents Notes & Lease Information

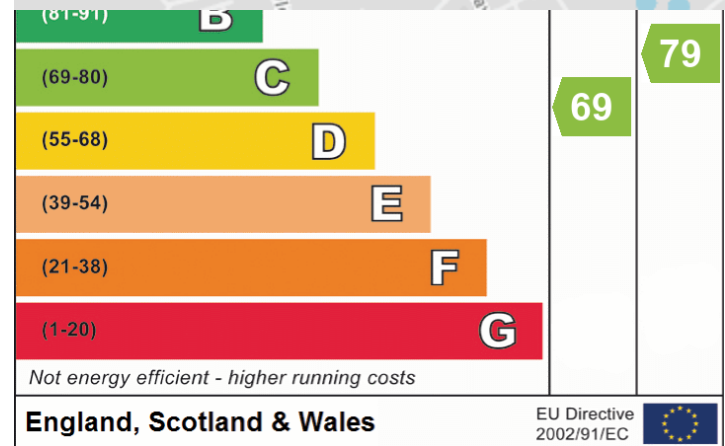
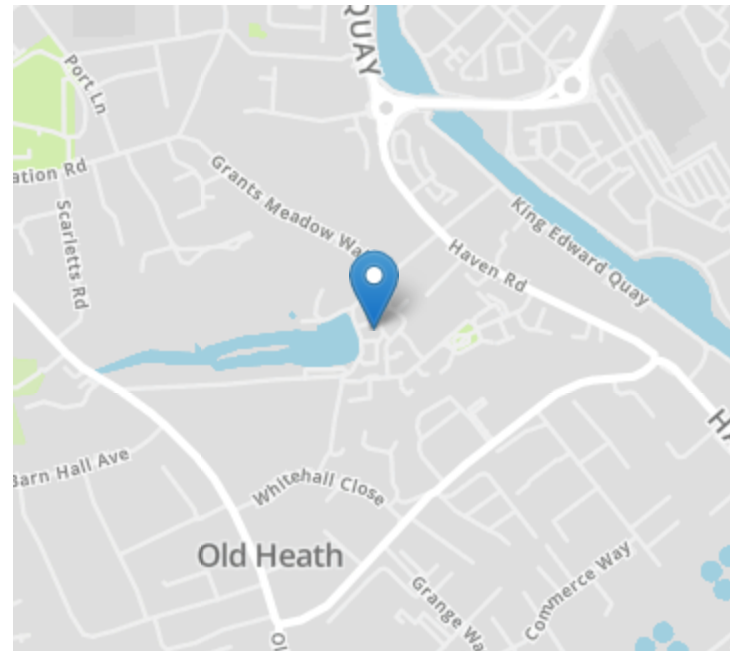
As agents we have been advised that there is 134 years remaining on the lease. The service charge and ground rent are TBC.

# 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.