



- Third Floor Apartment
- Accessible By Lift
- Two Double Bedrooms
- Modern En-Suite And Family Bathroom
- Open Plan Kitchen /Dining/Living Area
- Secure Allocated Parking
- Close To The Town Centre, Hythe And Essex University
- Relevant EWS1 Form In Place
- Brilliant Rental Opportunity

21 Keel Point, Ship Wharf, Colchester, Essex. CO2 8YS.

A truly exceptional two bedroom apartment with river views set in this popular modern development in the Hythe, within close proximity of Essex University and a Mainline Station with links to London Liverpool Street. This contemporary third floor apartment is presented to the market in excellent order and comprises of an impressive reception hall, two double bedrooms, two contemporary bathrooms and a stunning open plan living/dining & kitchen space, with sliding doors opening to a private balcony with direct views over the River Colne. There is also secure underground parking space.



Call to view 01206 576999



Property Details.

Communal Entrance

With stairs and lift providing access to all levels, telecom entry system.

Third Floor Apartment

Reception Hall

With large airing cupboard, intercom system with doors to;

Open Plan Living/Kitchen/Dining Space

20' 11" x 11' 8" (6.38m x 3.56m)

Kitchen Area



A range of stylish fitted base and wall mounted units with working surfaces to side and tiled splash backs, built in electric oven and induction hob with extractor hood above, built in fridge/freezer, washing machine and dishwasher, inset ink unit

Living/Dining Space



with two electric heaters, UPVC window to side, UPVC sliding doors opening to:

Private Balcony



The balcony is enclosed by contemporary glass balustrades and offers beautiful direct views over the River Colne.

Bedroom One



14' 5" x 10' 7" (4.39m x 3.23m) With electric heater, large UPVC window overlooking River Colne, built in sliding wardrobes, door to:

Property Details.

En-Suite



Tiled flooring, half tiled walls, chrome heated towel rail, stylish white suite comprising of low level WC, double wall hung hand wash basin and large walk in shower enclosure with integrated Drench shower, inset LED spotlights, extractor fan, large fitted mirror.

Bedroom Two



10' 4" x 7' 0" (3.15m x 2.13m) With electric heater, UPVC window to side.

Bathroom



Tiled flooring, half tiled walls, chrome heated towel rail, stylish white suite comprising of low level WC, double wall hung hand wash basin and tiled panel bath with shower attachment, inset LED spotlights, extractor fan.

Outside



As previously mentioned the property has the benefit of secure underground parking for one car. Further visitors spaces are available.

Leasehold Information

We have been advised by the current owner the lease remaining is 116 years and there is a ground rent payable of £350 per annum and a service charge also payable of £1573 per annum. The block of apartments also come with the relevant EWS1 form.

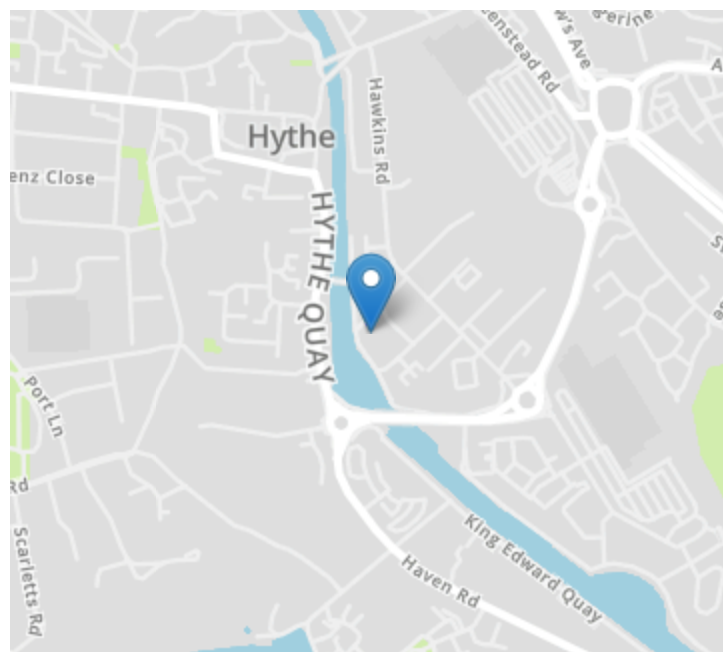
Property Details.

Floorplans



Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, measurements are taken on the ground level only and do not include any measurements taken for the purpose of the plan. The plan is provided 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. Made with AutoCAD 2012 for plans.

Location



(81-91)	D	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

