



- A Contemporary Two Bedroom Ground Floor Apartment
- West Colchester Location - Close To An Array Of Shops, Amenities, Public Transport Links
- Ideal First Home
- Open Plan Living
- Two Double Bedrooms
- Modern Bathroom
- Parking
- No Onward Chain

Flat 14 Dugard House, Moss Road, Stanway, Colchester, Essex. CO3 0BL.

A modern two-bedroom ground floor apartment located in Stanway. The property features a welcoming entrance hall, open plan living, dining and kitchen area with contemporary units, integrated appliances, and a tiled splashback. There are two double bedrooms and a well-finished bathroom with modern fittings. The apartment also includes allocated parking. Situated in Stanway, the property offers access to local amenities, shops, and transport links. All considered, this wonderful home would make the ideal first time purchase or investment alike. Offered with no onward chain. Viewings by appointment only.



Property Details.

Ground Floor Apartment

Entrance Hall

Living/Dining Room



16' 9" x 11' 10" (5.11m x 3.61m)

Kitchen



9' 11" x 9' 5" (3.02m x 2.87m)

Bathroom



5' 9" x 7' 9" (1.75m x 2.36m)

Property Details.

Bedroom One



15' 8" x 8' 9" (4.78m x 2.67m)

Bedroom Two



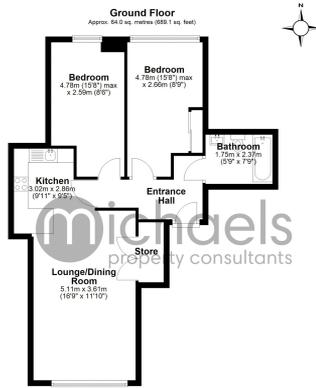
15' 8" x 8' 6" (4.78m x 2.59m)

Leasehold Information

We have been informed that this property is offered on a leasehold basis with term commencing from 29 September 2020 to and including 28 September 2145, meaning approximately 120 years remain on the lease term. We advise all interested parties confirm the associated service charge and ground rent with a consultant and their conveyancer at an early stage of their conveyance to prevent any discrepancy.

Property Details.

Floorplans

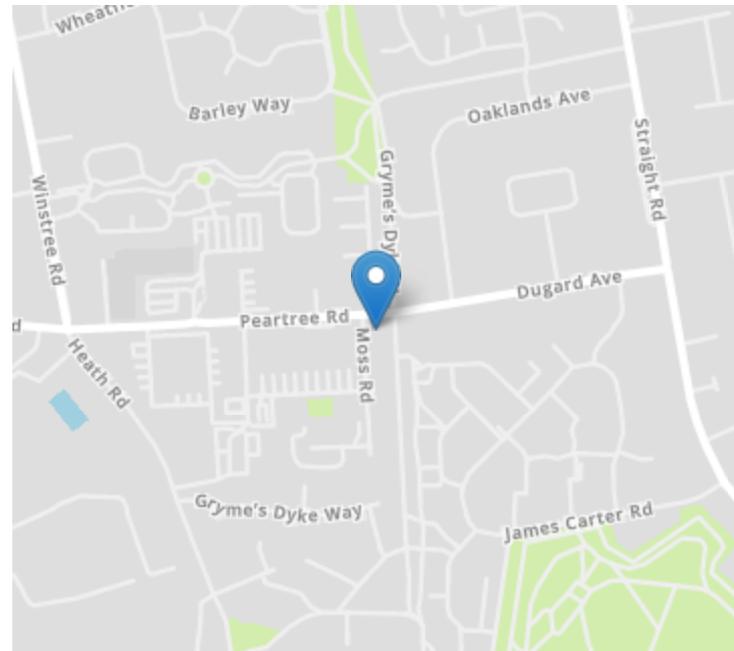


Total area: approx. 64.0 sq. metres (689.1 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any electrical services or equipment shown are for information purposes only. It is the responsibility of the purchaser to verify the accuracy of the information contained herein.

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Dugard House, Colchester

Location



(81-91)	B		
(69-80)	C		
(55-68)	D	67	67
(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.