



- Two Generous Bedrooms
- Open Plan Living Room/Dining Area/Kitchen
- Within Striking Distance Of An Array Of Amenities, Hospital & North Station
- Parking Available
- Suitable For First Time Buyers, Working Professionals & Investors
- No Onward Chain
- Spacious First Floor Apartment

### 11 Linnet Mews, Colchester, Colchester, Essex. CO4 5NB.

\*\* Guide Price £180,000 - £190,000\*\* A spacious two double bedroom apartment situated in this highly sought after location within walking distance to Colchester General Hospital and Colchester North Mainline train station with links to London Liverpool Street within the hour. The internal accommodation consists of an entrance hall, two double bedrooms, a spacious double aspect lounge/diner, fitted kitchen and a three piece family bathroom suite. Outside, there is access to communal grounds and gardens, as well as an allocated parking space.



# Property Details.

## First Floor

### Hallway

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

### Living Room



19' 8" x 10' 2" (5.99m x 3.10m) Window to front and rear aspect, radiator, access into:

### Kitchen

13' 3" x 5' 5" (4.04m x 1.65m) Range of base and eye level units, cupboards and work surfaces, space for appliances, window to rear aspect, stainless steel sink/drainer.

### Bedroom One



10' 8" x 9' 9" (3.25m x 2.97m) Window to front aspect, radiator.

### Bedroom Two



9' 9" x 6' 7" (2.97m x 2.01m) Window to rear aspect, radiator.

### Bathroom



7' 7" x 5' 6" (2.31m x 1.68m) Low level W.C, vanity wash basin, panelled bath with shower attached, radiator.

### Outside

The property benefits from one allocated parking space and access to the communal rear garden.

### Agents Notes & Lease Information

We have been advised that there is a lease length remaining of 107 years. The service charge is approximately £171.15 per month, along with a ground rent of £125 per annum. We do however advise that all buyers are to clarify this information with their solicitor.