



- Two Bedroom Top Floor Apartment
- Ideal First Home Or Investment
- South Colchester Location & In Easy Access Of An Array Of Local Amenities & Bus Transport Links
- Two Double Bedrooms
- Bathroom
- En-Suite To Master Bedroom
- Living Room With Juliet Balcony
- Fitted Kitchen With Space For Appliances
- Allocated Parking
- No Onward Chain

## 15 John Mace Road, Colchester, Essex. CO2 8WW.

Positioned to the South of Colchester sits this well-proportioned two bedroom, two floor apartment and offers itself to the open market as the ideal first time purchase or investment buy. Offered with the added benefit of no onward chain, this two bedroom apartment is ready to be occupied without delay. This apartment is within easy reach of an array of useful shops and amenities, as well as served by an excellent frequent bus network to Colchester's city centre. Highlights of this home include; a welcoming entrance hall with inset storage, family bathroom, master bedroom with en-suite shower room, well-proportioned second bedroom, living room with Juliet balcony and a fitted kitchen with space for appliances. This home is also enhanced with the added benefit of allocated parking for one vehicle.





# Property Details.

## Top Floor Apartment

### Entrance Hall

Entrance door to front aspect, radiator, inset cupboard, loft access, doors to:

### Master Bedroom



3.58m x 2.83m (11' 9" x 9' 3") Window to front aspect, radiator, access to:

### En-Suite



Shower cubicle, wash hand basin, W.C., radiator

### Bedroom Two



2.92m x 2.32m (9' 7" x 7' 7") Window to front aspect, radiator

### Bathroom



Window to rear aspect, W.C., wash hand basin, panel bath, radiator

# Property Details.

## Reception Room



4.6m x 4.3m (15' 1" x 14' 1") Juliet balcony and patio doors to front aspect, radiator, communication points, door to:

## Kitchen



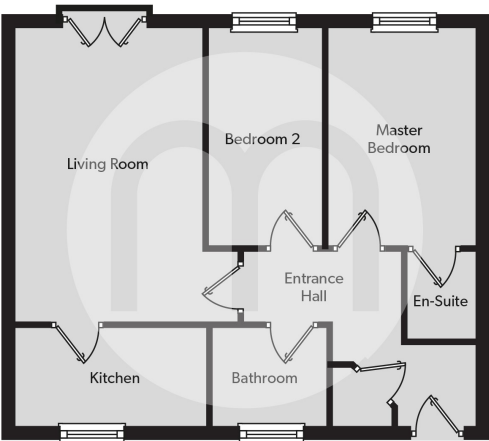
2.16m x 3.39m (7' 1" x 11' 1") Window to rear aspect, base and eye level units with work surfaces over, inset sink, drainer and tap over, space for appliances, inset oven, hob and extractor fan over

## Leasehold Information

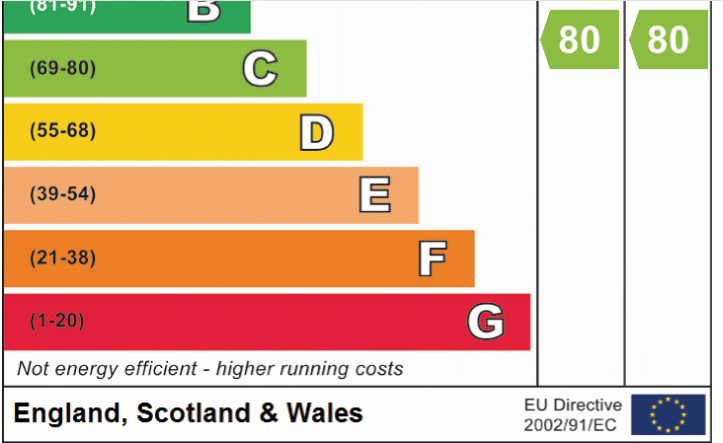
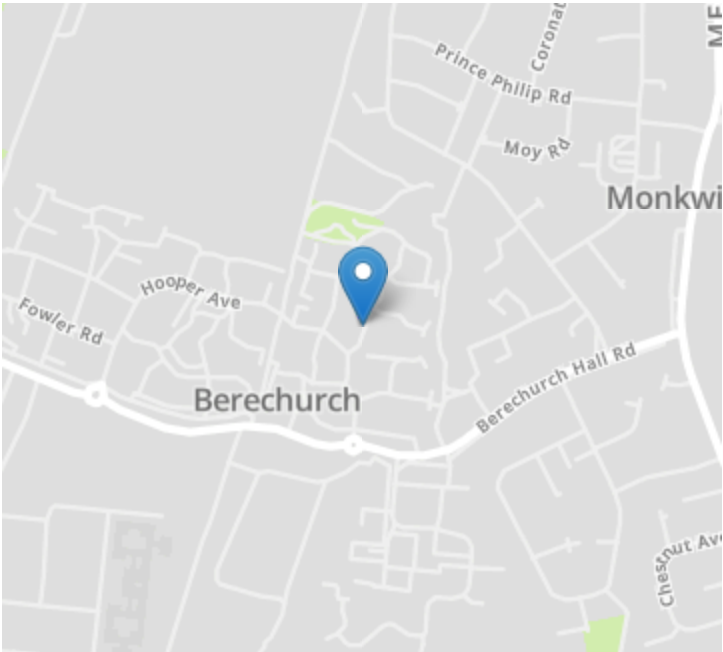
Leasehold information: We understand this property to be offered on a leasehold basis, 2150 years (less one day) from 1 June 2007, with approximately 132 years remaining. An approximate service charge of £1488 per annum is payable and a ground rent of £98 is payable every six months. As with all leasehold information, we advise all interested parties 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.