



- Offered With No Onward Chain
- Beautifully Refurbished Throughout
- Ground Floor Apartment
- Two Sizeable Bedrooms
- Spacious Living Room With French Doors To Communal Garden
- Modern Fitted Kitchen
- New Bathroom Suite
- Communal Garden & Parking
- All Blinds & Curtains To Remain

9 Westminster Court, Whitehall Road, Colchester. CO2 8DY.

Located within the popular Old Heath Area of Colchester offering fantastic access to the town centre, mainline stations to London Liverpool Street and a wealth of amenities is this rarely available and fully refurbished ground floor apartment. Internally the property comprises of a private entrance hall, a spacious living room with UPVC French doors leading to the communal gardens, modern fitted kitchen, two sizeable bedrooms - both with brand new fitted carpets and a high specification family bathroom suite. Externally there is a vast amount of communal parking and a communal residents garden. Offered with No Onward Chain internal inspections are simply essential.



Property Details.

Entrance Hall

Electric storage heater, airing cupboard, wood effect flooring, doors leading to;

Living Room



13' 8" x 12' 6" (4.17m x 3.81m) UPVC French doors opening onto the communal gardens, electric economy seven heater, wood effect flooring, TV & phone points, door leading to the kitchen.

Kitchen



9' 7" x 5' 9" (2.92m x 1.75m) UPVC window to rear aspect, a range of wall and base units over an area of roll edge work tops, integrated electric oven and hob, extractor hood, stainless sink and drainer unit, plumbing for a washing machine, space for a fridge freezer, tiled splash backs,

Bedroom One



10' 6" x 8' 3" (3.20m x 2.51m) UPVC window to front aspect, storage heater, electric economy seven heater.

Property Details.

Bedroom Two



10' 8" x 5' 9" (3.25m x 1.75m) UPVC window to front aspect, built in storage cupboard, electric economy seven heater

Family Bathroom



Low level WC, P shape bath with mixer taps and shower over, wash hand basin, heated towel rail, fully tiled walls, extractor fan.

Outside



To the front of the property there is communal parking and visitors parking.

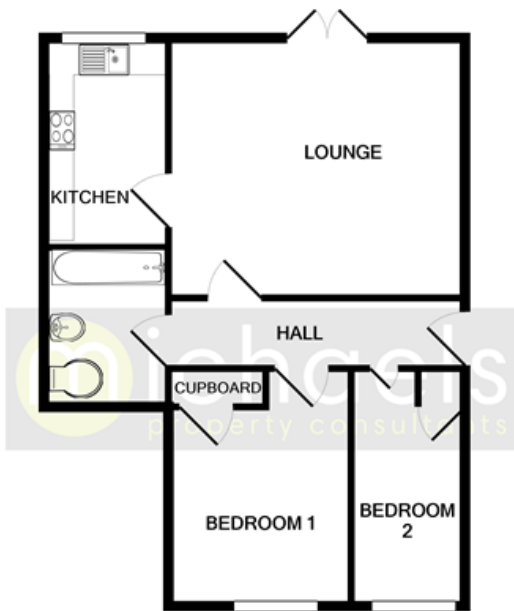
The property benefits from a generous communal garden with washing lines, fully enclosed by panel fencing.

Lease Details

999 year lease from 1982. The service charge is payable to Boydens Management is approx. £900 per annum.

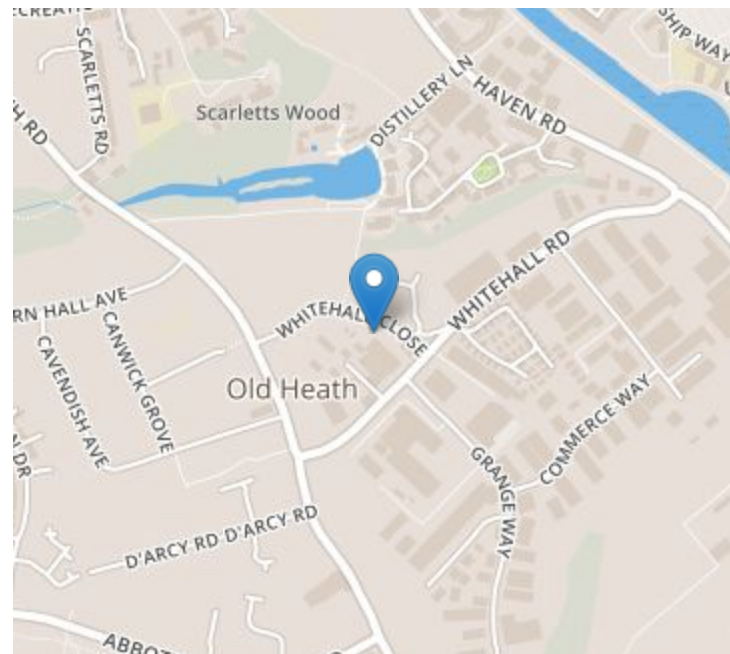
Property Details.

Floorplans

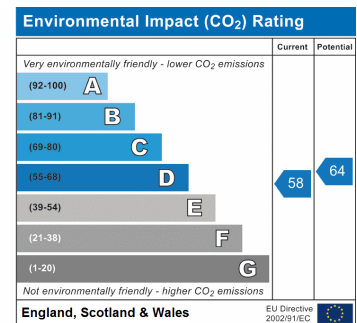
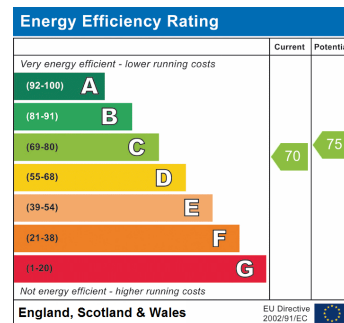


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Location



Energy Ratings



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.