



- Stunning Apartment
- One Double Bedroom
- Hythe Station And University Access
- Luxury Bathroom
- Open Plan Living/Kitchen/Dining Space
- Private Balcony
- Secure Allocated Parking
- Ideal Investment Or First Time Purchase

### 30 Sail House, Ship Wharf, Colchester, Essex. CO2 8YP.

A stunning one bedroom apartment set in this popular modern development, within close proximity of Essex University and The Hythe Station. The property features an array of stylish and spacious accommodation throughout and is presented to the market in excellent decorative order, making the ideal investment or first time purchase. Highlights include a double bedroom with built in mirror fronted sliding wardrobes, a luxurious bathroom and a fabulous open plan living/kitchen & dining space - With French doors opening to a sizeable private balcony. Furthermore there is secured underground allocated parking. Viewing essential.





# Property Details.

## Entrance Hall

Storage cupboard, electric heater.

## Open Plan Living/Dining & Kitchen Space



22' 5" x 14' 8" (6.83m x 4.47m) French doors opening to private balcony, TV and telephone points, electric radiator.

## Kitchen Area

Range of base and eye level units with roll edge work surfaces over, stainless steel one and a half bowl sink unit, integrated washing machine, and fridge/freezer, electric oven and hob with extractor hood over, tiled splash backs.

## Bedroom



12' 9" x 10' 4" (3.89m x 3.15m) UPVC window to front, built in mirror fronted wardrobes, electric radiator.

## Bathroom



Low level WC, pedestal wash hand basin, panel bath with shower over, part tiled walls, chrome heated towel rail, shaver point, extractor fan.

## Outside

As previously mentioned the property benefits from its own sizeable private balcony, with room for a table and chairs. The property also has one secure underground parking space.

## Lease

The property is offered on a leasehold basis, the remaining term is to be confirmed. Our clients advises us that ground rent is payable at £300 per annum and that service charges are payable at £900 per annum - This includes water rates and building insurance.