



- Modern Block Of Apartments
- Built To A High Standard
- Ground Floor With Private Terrace And Access To Communal Gardens
- Two Sizeable Bedrooms
- Generous Open Plan Living/Dining/Kitchen Area
- Family Bathroom And En-Suite
- Communal Swimming Pool
- Two Allocated Parking Spaces
- Close To Town Centre & Castle Park

41 Grosvenor Place, Colchester, Essex. CO1 2ZD.

A ground floor two double bedroom apartment set in this prestigious development with excellent Town Centre & Station access, plus the rare benefit of a private residents swimming pool, private terrace and access to communal gardens. The property was built to a high specification and enjoys spacious, contemporary accommodation throughout including two double bedrooms, two bathrooms and a stunning open plan kitchen/living space with access to a terrace with views over the River Colne. The property also enjoys the unusual benefit of secure parking for two cars. To fully appreciated what this rarely available property offers internal inspections are essential.



Property Details.

Ground Floor Apartment

Entrance Hall

With wood effect flooring, storage cupboard, doors to;

Open Plan Living Room/Kitchen/Diner



21' 5" x 18' 1" (6.53m x 5.51m) With two windows, wood effect flooring, TV points, radiator, double doors to terrace.

Kitchen



Offering a range of matching eye level and base units with drawers and worktops over, breakfast bar, gas hob and extractor hood, in-built oven, integrated fridge/freezer.

Bedroom One



18' 9" x 10' 4" (5.71m x 3.15m) With window and double doors to garden, radiator, door to;

En-Suite



With part tiled walls, enclosed cistern WC, wall hung wash hand basin, corner shower cubicle.

Bedroom Two



14' 3" x 7' 3" (4.34m x 2.21m) With window, radiator.

Property Details.

Family Bathroom



With window, wall hung wash hand basin, enclosed cistern WC, panelled bath with shower screen and shower over, part tiled walls, space for tumble dryer.

Outside

Terrace & Communal Gardens



The property comes with a terrace accessed via the living room and also has access to communal gardens.

Parking And Facilities



The property has secure gates leading to the communal parking where there is allocated parking and doors to the communal entrance hall. There is further access onto the exclusive communal swimming pool.

Lease Information

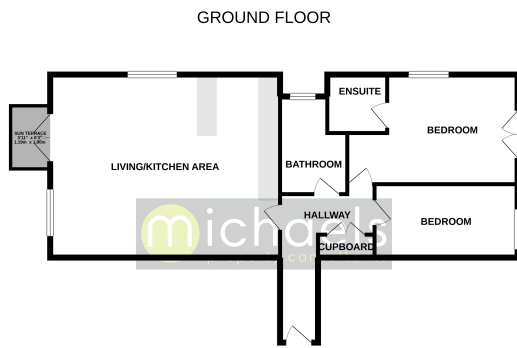
Tenure - Leasehold. 99 year from 2006.

Ground rent - Currently £150 pa

Service charge - Currently £2,300 pa

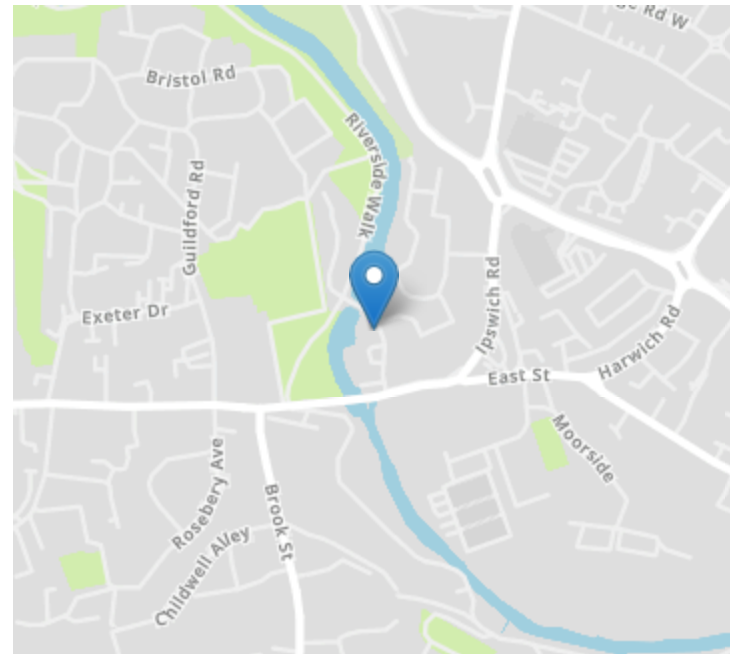
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of actual buildings, walls and any other items are approximate and may vary slightly from the measurements shown on this document. The plan is for illustrative purposes only and should be used as a guide only. It is not intended to be used as a legal document. For more information please contact the agent. Plans are not to scale. ©2021

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.