



- **Guide Price £170,000 - £180,000**
- Spacious Two bedroom Apartment
- East Colchester Location - Close To University Of Essex & Amenities
- Easy Access To Colchester's Historic City Centre
- Ideal First Home Or Investment Purchase
- No Onward Chain
- Master Bedroom With En-Suite Shower Room
- Further Double Bedorom
- Focal Open Plan Kitchen/Dining/Living Room
- Allocated Parking

118 Albany Gardens, Colchester, Essex. CO2 8HU.

Guide Price £170,000 - £180,000 Offered to the market with the added benefit of no onward chain, is this spacious two bedroom apartment situated to the East of Colchester and situated within easy reach of an array of useful amenities, shops, Colchester's Hythe Station and the University of Essex. Making the ideal first time purchase or investment, highlights of this apartment include a large and welcoming entrance hall, master bedroom with inset mirror front wardrobes and en-suite shower room, further double bedroom with inset wardrobes, tiled family bathroom and a focal kitchen/dining/living space - ideal for entertaining and hosting. The apartment is flooded with a wealth of natural light, with dual aspect windows and also comes completed with undercroft allocated parking. Albany gardens neighbors Distillery Pond, a picturesque open space.



Property Details.

Apartment - Accommodation All On One Level

Entrance Hall

Master Bedroom



11' 5" x 9' 10" (3.48m x 3.00m)

En-Suite Shower Room



Bedroom Two



11' 4" x 11' 1" (3.45m x 3.38m)

Family Bathroom



Property Details.

Kitchen/Living/Dining Area



21' 0" x 18' 5" (6.40m x 5.61m)

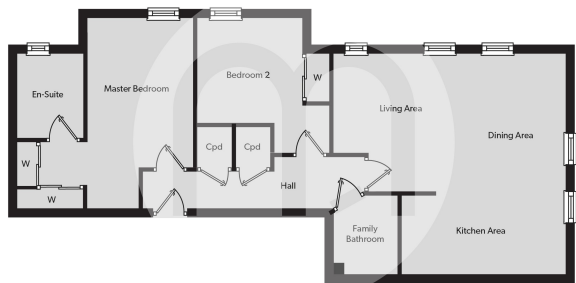
Leasehold Information



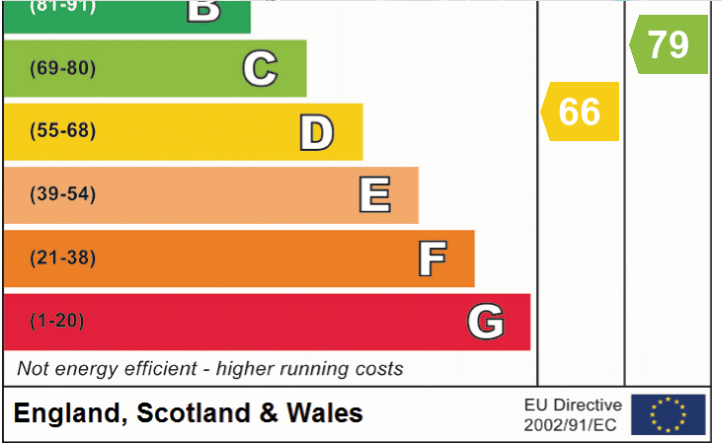
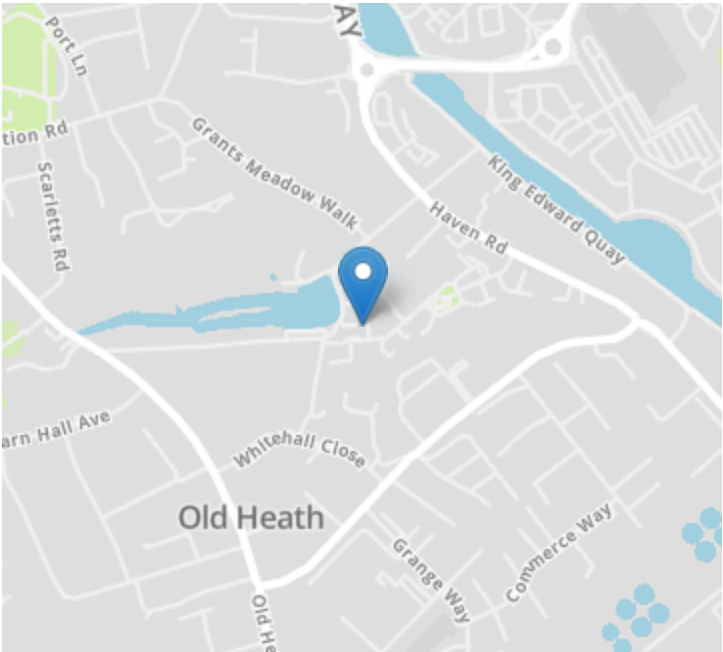
This apartment is offered on a leasehold basis, with the lease term 155 years from 1 January 2004, meaning approximately 133 years remain on the lease term. An annual maintenance fee of approximately £1890.00p per annum is payable, whilst a ground rent of approximately £245.00p is payable. We advise all interested parties to 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.