



- Ideal For First Time Buyers & Working Professionals
- Prime Location In North Colchester & Close To Mainline Station
- Two Bedroom Apartment
- Added Luxury Of A Private Balcony
- No Onward Chain
- Secure Entry Telephone System
- Viewings Available - Appointment Required
- Master Bedroom Complete With En-Suite Shower Room & Built In Wardrobes
- Sizeable Second Bedroom
- Separate Bathroom
- Allocated Parking For One Vehicle

## 44 Axial Drive, Colchester, Essex. CO4 5RY.

Spacious Two Bedroom Second Floor Apartment – North Colchester  
- This spacious and well-presented two-bedroom second floor apartment is ideally located in a prime position in North Colchester, just a short distance from Colchester North Station, offering direct train services to London Liverpool Street in under an hour. Perfect for commuters and working professionals, the property also benefits from being close to Turner Rise Retail Park, which offers a variety of supermarkets, restaurants, shops, and everyday amenities.





# Property Details.

## Second Floor Accommodation

### Communal Hallway

### Hallway

### Kitchen



8' 4" x 7' 5" (2.54m x 2.26m)

### Living Room/Dining Area



15' 9" x 12' 11" (4.80m x 3.94m)

### Master Bedroom



12' 5" x 11' 6" (3.78m x 3.51m)

### En Suite



### Bedroom Two



12' 10" x 9' 5" (3.91m x 2.87m)

# Property Details.

## Bathroom



8' 2" x 5' 3" (2.49m x 1.60m)

## Outside



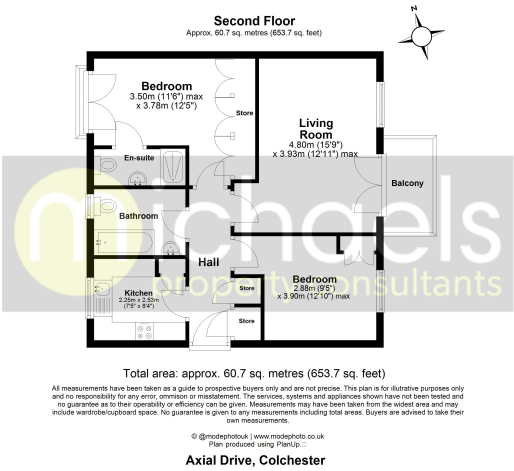
To the front of the block provides an allocated parking space for one vehicle with further on street parking around the block. To both the front and rear offers well maintained communal areas.

## Agents Notes & Lease Information

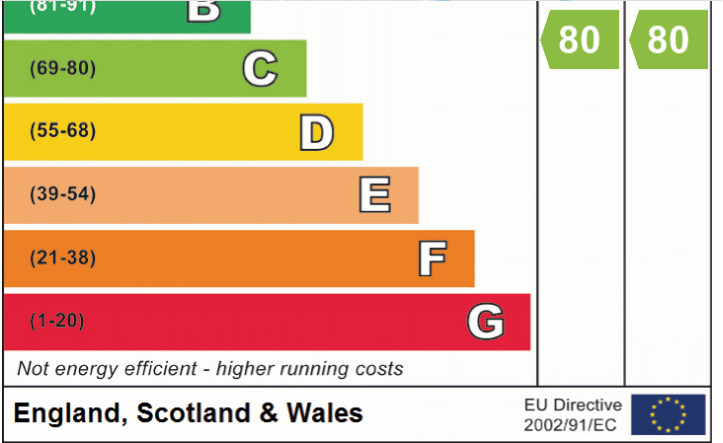
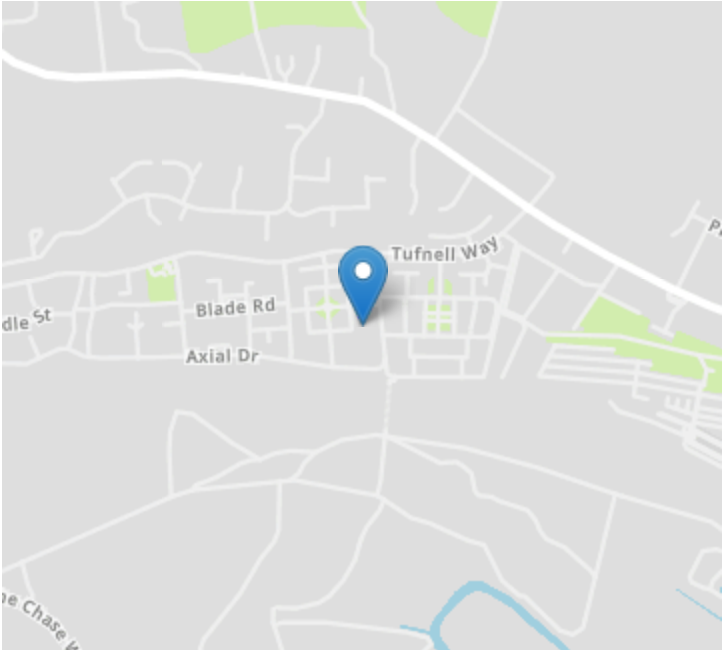
Please be advised this property is offered on a leasehold basis, 150 years (less 1 day) from 1 August 2007 - 131 years remaining. Ground rent of £250 (circa) per annum is payable and a service charge of circa £1460.00p per annum. We do of course advise all perspective buyers to clarify this information with their chosen solicitor 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.