



- One Bedroom First Floor Apartment
- Residing Favourably In The Heart Of Colchester's City Centre
- Close To An Array Of Excellent Amenities & Transport Links
- Secure Telephone Entry System
- Well-Proportioned Bedroom
- Tiled Bathroom Suite
- Reception Room
- Fitted Kitchen With Space For Appliances
- Added Benefit Of A Garage
- Offered To Market On A Chain Free Basis!

Flat 6 W heatsheaf Court, Kendall Road, Colchester, Essex. CO1 2BU.

This first floor one-bedroom apartment is located on Kendall Road. Situated within a well-maintained residential complex, this apartment offers comfortable and convenient accommodation for the individual/couple, first time buyer or investor alike. Upon entering the apartment, you are greeted by a hallway that leads to the master bedroom, family bathroom and reception room. The hallway benefits from integral storage. The master bedroom provides ample space for a large double bed and freestanding furniture. A well-proportioned reception room provides access to a fitted kitchen, with space for appliances. A tiled bathroom is featured and benefits from a shower over the bath. This apartment benefits from being on the top floor, providing a quiet and private living environment. The residential complex itself boasts secure entry telephone systems, ensuring a safe and enjoyable living experience for all residents.



Property Details.

First Floor Apartment (Accommodation All On One Level)

Entrance Hall

3' 5" x 8' 9" (1.04m x 2.67m) Entrance door, wall mounted electric heater, inset storage, access to:

Master Bedroom



13' 4" x 10' 4" (4.06m x 3.15m) Window to rear aspect, wall mounted heater, space for freestanding furniture

Bathroom



5' 8" x 6' 9" (1.73m x 2.06m) Bathroom suite comprising of; W.C, panel bath with shower over, W.C, pedestal wash hand basin, wall mounted electric heater, tiled wall finish, velux style window to rear aspect

Reception Room



11' 5" x 12' 0" (3.48m x 3.66m) Window to front aspect, wall mounted electric heater, communication points, access to:

Property Details.

Kitchen



8' 1" x 5' 7" (2.46m x 1.70m) A fitted kitchen comprising of a variety of fitted base and eye level units with work surfaces over, inset stainless steel sink, drainer and mixer tap over, tiled splashback, space for appliances, inset electric oven and four ring hob with extractor fan over, window to rear aspect

Garage



We have been informed the property benefits from a garage, which is 'the second one away, from the communal door, underneath the apartment'. There is also parking for one vehicle, in front of the garage.

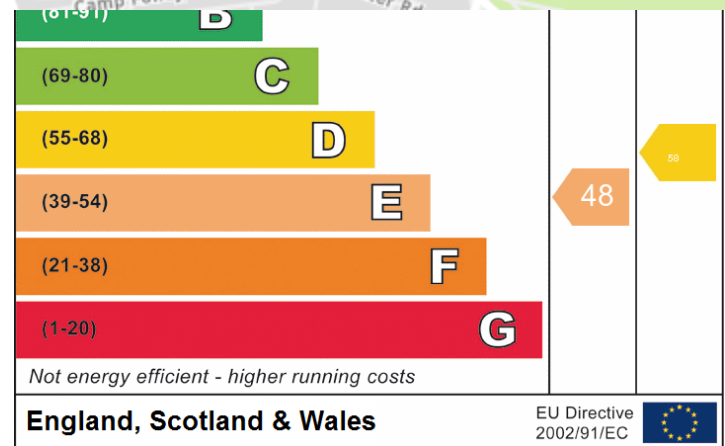
Leasehold Information

We have been advised by the sellers that a maintenance charge of £95.00p per calendar month is payable, with a ground rent of £50.00p payable twice yearly, every six months. We do advise that all interest parties confirm this information at an early stage with the appointed conveyancer, to prevent any discrepancy, as this information has been provided in good faith by our vendors.

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.