



- Exceptional Two Bedroom Duplex Apartment
- Private & Enclosed Rear Garden!
- Long Lease Remaining (133 Years)
- Two Excellent Double Bedrooms
- Luxury En-Suite Shower Room
- Tiled First Floor Bathroom
- Ground Floor Tiled Cloakroom
- Shaker Style Kitchen-Diner
- Spacious Reception Room
- Allocated Parking

## 4 Sayers Court, King Coel Road, Colchester, Essex. CO3 9BP.

**\*\*Guide Price £250,000 - £275,000\*\*** Michaels Property Consultants are pleased to offer this exceptionally well-maintained two bedroom duplex apartment, peacefully positioned to the West of Colchester in a small apartment block offering secure living across two generous floors. Upgraded with modern specifications and decorated neutrally throughout, this apartment is offered to market in turnkey order. Within easy reach of an array of useful amenities. Within convenient and easy reach of an array of both Tollgate & Stane Retail Park, it offers a variety of useful shops, stores, restaurants and facilities within close proximity. An array of primary and secondary schooling is also available, whilst being within easy reach of both Marks Tey Train Station and A12 access.





# Property Details.

## Ground Floor

Entrance Hall

Ground Floor Cloakroom

Kitchen-Diner



15' 1" x 9' 10" (4.60m x 3.00m)

Reception Room



15' 1" x 10' 6" (4.60m x 3.20m)

## First Floor

Landing

## Master Bedroom



11' 2" x 9' 9" (3.40m x 2.97m)

## En-Suite Shower Room



## Bedroom Two



9' 6" x 10' 6" (2.90m x 3.20m)

# Property Details.

## Bathroom

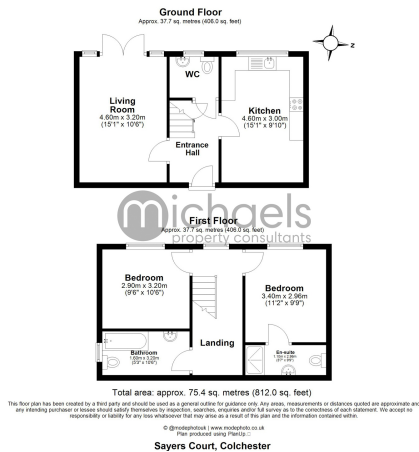


## Leasehold Information

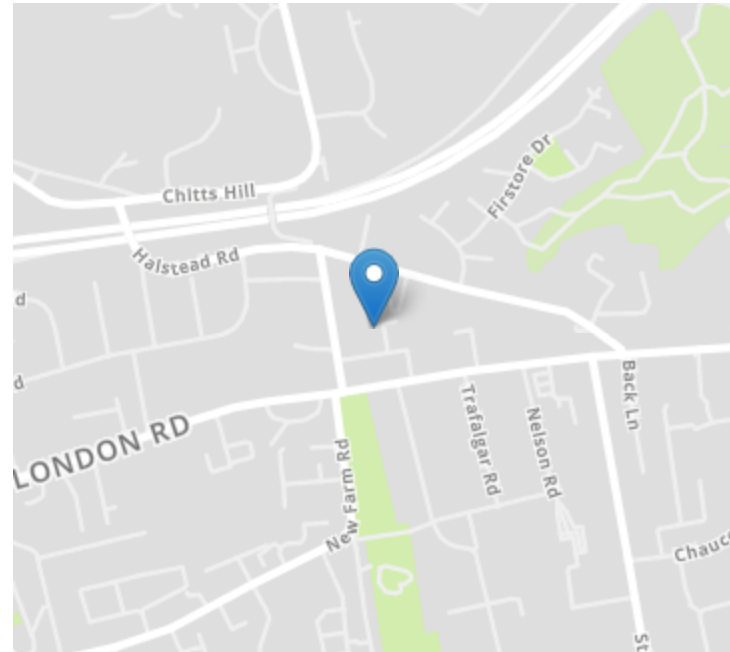
This property is offered to the market on a leasehold basis, with the lease term commencing in 2008 for 150 years, meaning approximately 133 years remain on the term. A ground rent of approximately £150.00p per annum is payable per annum and a maintenance fee of approximately £2125 per annum is also payable, paid in two, six monthly instalments. 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



## 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.