



- Two Bedroom First Floor Apartment
- A Stones Throw From Colchester's Mainline Station With Links To London Liverpool Street Within The Hour
- Turner Rise Retail Park Nearby
- Offered With No Onward Chain!
- Two Double Bedrooms
- Bathroom
- Reception Room
- Fitted Kitchen
- Allocated Parking
- Ideal First Home Or Investment Purchase

## 40 Groves Close, Colchester, Essex. CO4 5BP.

A two bedroom first floor apartment that benefits from being offered to the open market with no onward chain and presents itself as the ideal first home or investment purchase. Conveniently positioned a stone's throw away from Colchester's mainline station, offering direct links to London Liverpool Street within the hour, this property is ideal for the working professional. It is also conveniently located to Turner Rise Retail Park, benefitting from a range of supermarkets, shops and amenities. Colchester's historic and vibrant city centre is a short walk away, home to a selection of bars, restaurants, boutiques and leisure facilities also. Highlights of this excellent apartment include: a welcoming entrance hall, two well-proportioned double bedrooms, sizeable reception room, fitted kitchen with space for appliances and bathroom. Parking is available for one vehicle also.



# Property Details.

## First Floor Apartment

### Entrance Hall

Entrance door, wall mounted heater, doors and access to:

### Master Bedroom



14' 11" x 11' 4" (4.55m x 3.45m) Window to side and rear aspect, wall mounted heater

### Bedroom Two



9' 8" x 8' 6" (2.95m x 2.59m) Window to front aspect, wall mounted heater

### Reception Room



14' 0" x 10' 1" (4.27m x 3.07m) Window to side & rear aspect, wall mounted heater, communication points, access to:

### Kitchen



8' 4" x 7' 5" (2.54m x 2.26m) Window to side aspect, base and eye level fitted units with worksurfaces over, inset hob with extractor fan over and oven and grill under, space for washing machine/fridge freezer/further appliance, tiled splash back, inset sink, drainer and tap over

# Property Details.

## Bathroom



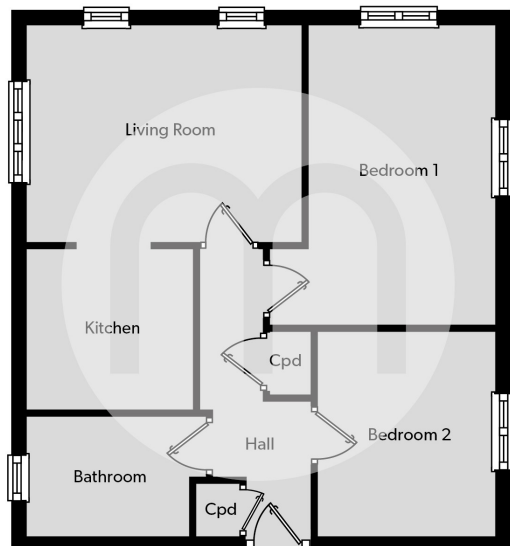
Obscure window to side, low level WC, pedestal wash hand basin, panelled bath with shower over part tiled walls.

## Leasehold Information

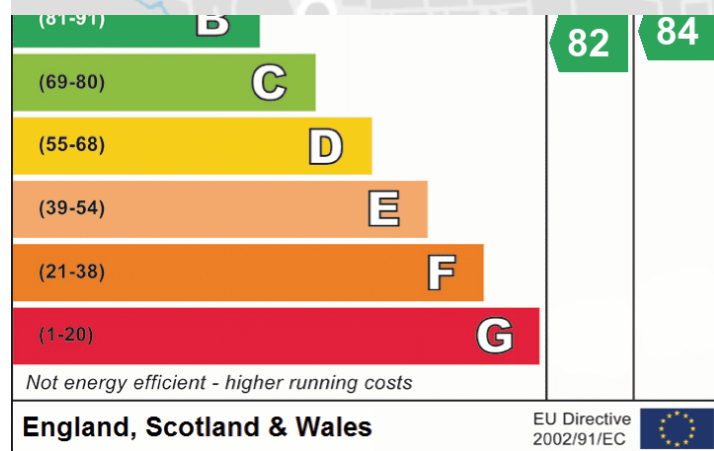
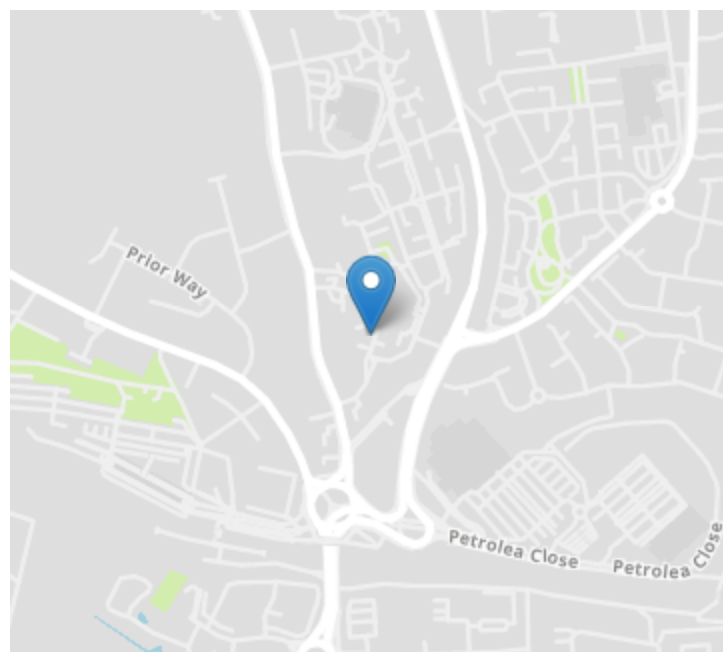
Leasehold information: We have been advised that this property is offered on a leasehold basis, 125 years from 29 February 2008. This would therefore mean approximately 108 years remain on the lease term. A service charge and ground rent is payable (combined) at £208 PCM, including building insurance. We advise all interested parties to confirm all leasehold information with their appointed 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.