



- One Bedroom Apartment
- Ideal First Home Or Investment Purchase
- Dutch Quarter Location - City Centre
- No Onward Chain
- Entrance Hall
- Modern Kitchen With Tiled Splashback & Space For Appliances
- Shower Room
- Spacious Living Area
- Private Courtyard
- Parking

9 Walters Yard, Dutch Quarter, Colchester, Essex. CO1 1HD.

Rare One Bedroom Apartment – Historic Dutch Quarter, Colchester – A truly rare opportunity to acquire a spacious one-bedroom apartment set in the heart of Colchester's sought-after Dutch Quarter. Tucked away in a quiet position yet just moments from the city centre and North Station, this charming home perfectly combines character, convenience, and comfort. The property offers a host of desirable features including covered communal parking, gas central heating, and a superb private courtyard garden – a rare find in this central location. Inside, the generous accommodation comprises a welcoming entrance hall, a large double bedroom, a modern fitted kitchen, a stylish shower room, and a bright and airy living space with doors leading directly to the private courtyard – ideal for relaxing or entertaining.



Property Details.

Accommodation All On One Level

Entrance Hall

Kitchen



9' 0" x 7' 4" (2.74m x 2.24m)

Bedroom

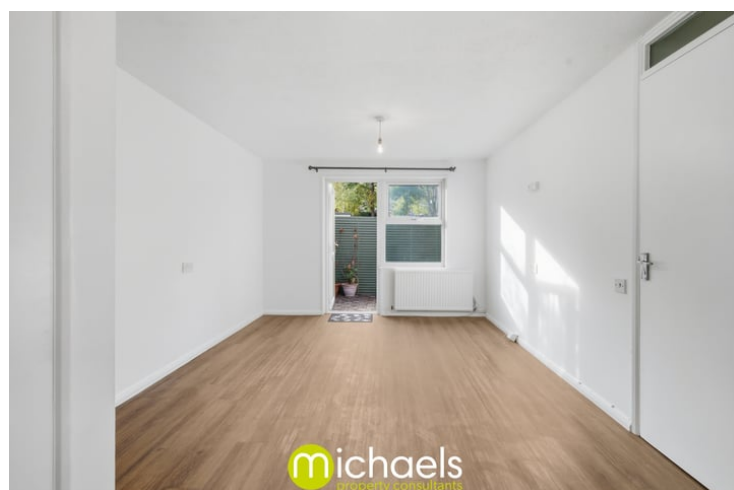


13' 9" x 9' 1" (4.19m x 2.77m)

Bathroom



Living Room



17' 6" x 10' 9" (5.33m x 3.28m)

Outside

Balcony



17' 10" x 8' 2" (5.44m x 2.49m)

Property Details.

Parking

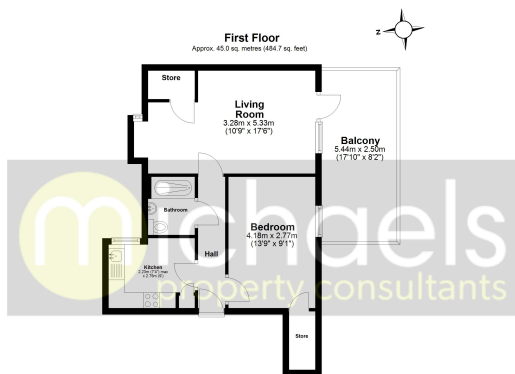


Leasehold Information

We have been advised by our vendors that this property is offered on a leasehold basis, 125 years from 15 January 1990. Therefore approximately 89 years remain on the lease term. An annual service charge of £519.00p is payable per annum, whilst an annual ground rent of £10.00p is also payable per annum. We advise all interested parties to confirm this information with the appointed conveyancer at an early stage of their conveyance to prevent any discrepancy.

Property Details.

Floorplans



Total area: approx. 45.0 sq. metres (484.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/closet/spoon. No guarantee is given to any measurements including total area. Buyers are advised to take their own measurements.

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Plan produced using PlanIt

Walters Yard, Colchester

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.