



- Allocated Parking With Visitors Permit Spaces
- Two Well Portioned Bedrooms
- North Colchester Position - Easy Access To Colchester's North Station
- En Suite & Bathroom Suite
- Secure Entry Telephone System
- Balcony From Master Bedroom
- Ideal For First Time Buyers & Working Professionals
- No Onward Chain

**59 Woods Court, Propelair Way, Colchester, Colchester, Essex. CO4 5YR.**

**\*\*Guide Price £170,000 - £180,000\*\*** Offered to the market with no onward chain is this spacious two bedroom ground floor apartment, set in a prime North Colchester position. A commuters dream and a fantastic first time purchase. This home is within touching distance of Colchester's mainline North Station, offering unrestricted and direct access to London Liverpool Street Station. It is also a fifteen minute walk to Colchester's vibrant City Centre, Castle Park and is within moments of Turner Rise Retail Park - home to an array of useful shops and amenities.





# Property Details.

## Ground Floor

### Hallway

Main entrance door into hallway, electric heater, inset storage cupboard, door to:

### Kitchen



8' 4" x 8' 2" (2.54m x 2.49m) Range of units, cupboards and work surfaces, space for appliances, UPVC window to front aspect, electric hob with electric fan assisted oven.

### Bedroom Two



10' 4" x 9' 5" (3.15m x 2.87m) UPVC window to rear aspect, electric radiator.

## Living Room/Dining Area



15' 6" x 11' 4" (4.72m x 3.45m) UPVC window to rear aspect, doors opening onto Juliette Balcony, electric radiator.

### Bedroom One



13' 9" x 10' 7" (4.19m x 3.23m) UPVC French doors leading out to Balcony, electric radiator, door leading to:

# Property Details.

## En Suite



Low level W.C, towel rail, shower cubicle, tiled flooring.

## Bathroom



Low level W.C, panelled bath with shower attached, vanity wash basin, Obscured window to front aspect, heated towel rail.

## Outside

The property comes with one allocated parking space to the front of the block, along with further visitor bays, which are served on a permit basis.

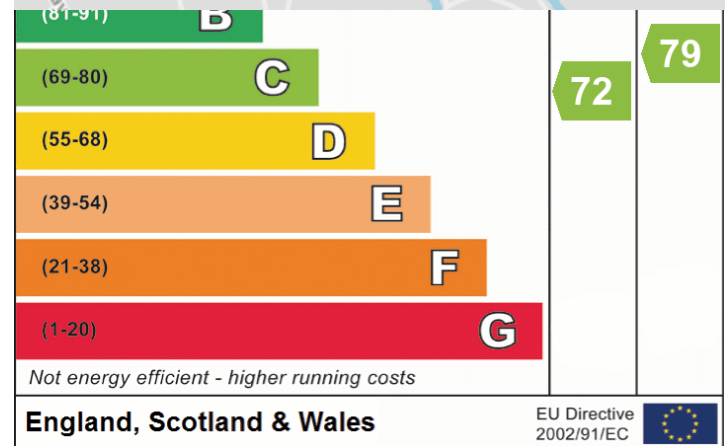
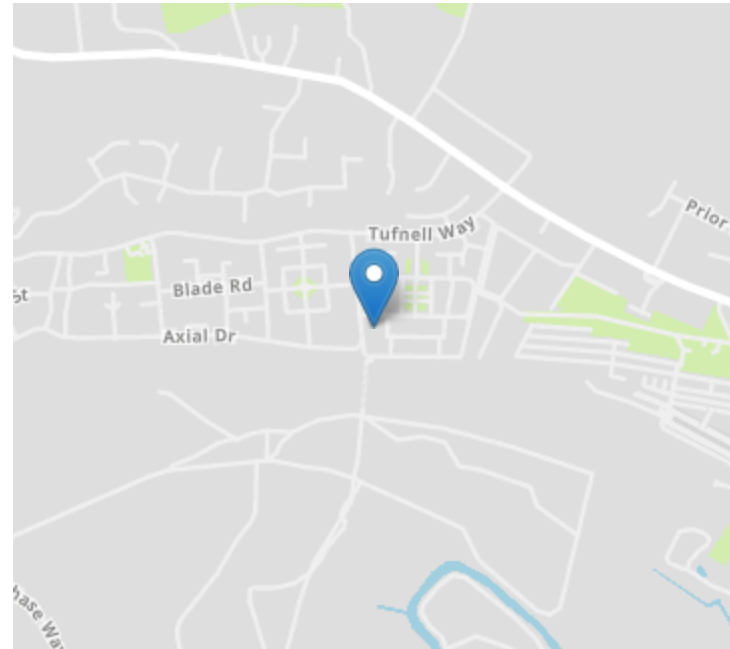
## Agency Notes & Lease Information

We are advised by the current owner there is currently 131 years remaining on the lease. The service charge and ground rent are TBC.

# 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.