



- Fabulous Ground Floor Apartment
- Walk To The Town And Hythe Station
- One Double Bedroom
- En-Suite Shower Room
- Contemporary Open Plan Kitchen-Living Area
- Allocated Parking Space
- No Chain

**Flat 13, 49 The Coach House, East Street, Colchester, Essex. CO1 2TG.**

A perfect opportunity has arisen with this fabulous, newly built one bedroom apartment located within walking distance of two of Colchester's stations (Colchester Hythe and Colchester Town) with direct links to London Liverpool Street, Colchester Town Centre and a short walk to University Of Essex. The property is well presented throughout and features a double bedroom with a ensuite bathroom, open plan and contemporary kitchen & living space and comes with gated allocated parking. Early viewing is advised to avoid disappointment.



# Property Details.

## Ground Floor Apartment

### Entrance Hall

Laminate flooring, door to front, consumer unit, smoke alarm, doors to:

### Bedroom One



10' 7" x 9' 11" (3.23m x 3.02m) UPVC window, electric storage heater, TV point.

### En-Suite Shower Room



Tiled flooring, double width walk in shower with tiled walls, vanity wash hand basin with tiled splash backs, low level WC, shaver point, UPVC window, extractor fan.

## Open Plan Living Room/ Kitchen



16' 11" x 13' 9" (5.16m x 4.19m) Laminate flooring, UPVC window, range of base and eye level units, electric hob with extractor over, integrated electric oven, fridge/freezer and dishwasher, inset stainless steel sink with mixer tap and drainer, washer dryer, storage cupboard with shelving, spotlights

### Outside

To the rear of the property, secure by double gates, is one allocated car parking space with further visitors spaces available on a first come first serve basis. There is also a refuse area for waste.

### Leasehold Information

This apartment is offer on a leasehold basis and a lease term of 125 Years from new, The service charge payable is in the region of £80.00 per calendar month and the ground rent payable at £300 per annum. Building insurance is included. The managing agents are Sapphire.