



- No Onward Chain
- Spacious Reception Room
- Recently Decorated Throughout With New Carpets.
- Allocated Parking & Visitors Parking
- Ideal First Time Purchase Or Investment Opportunity
- Close TO An Array Of Excellent Amenities, Shops & Bus Links

**14 Salamanca Way, Colchester, Essex.  
CO2 9GB.**

Situated towards the south of Colchester, within walking distance of Abbey Fields lies this one bedroom first floor apartment. Having recently been decorated by the current owner, this apartment would be ideal for any working professional, first time buyer or investment buyer. Internally the property comprises of a welcoming entrance hallway with storage cupboards, then leading into the living room/dining area with access into the kitchen. Completing the first floor features a modern bathroom suite and sizeable master bedroom. Outside the property offers one allocated parking space with further visitors parking. Conveniently located within close proximity to Shrub End and Abbey Fields area of Colchester and is also with close to local amenities and a short drive to the City centre.





# Property Details.

## Ground Floor

### Hallway

Main door to hallway, secure entry telecom system, x2 storage cupboards, door leading to:

### Living Room/Dining Area



14' 1" x 11' ( 4.29m x 3.35m ) UPVC windows to front and side aspect, electric storage heater, door to:

### Kitchen



9' 8" x 6' 8" ( 2.95m x 2.03m ) Range of eye level base units, cupboards and work surfaces, space for appliances, stainless steel sink/drainage, New Washer/ Dryer, UPVC window to rear aspect.

## Bedroom One



10' 8" x 8' 5" (3.25m x 2.57m) UPVC window to front aspect, electric storage heater.

## Bathroom



Panelled bath with shower over, low level W.C, vanity wash basin, extractor fan.

## Outside

The property comes with allocated parking and visitors spaces.

## Agents Notes & Lease Information

We are advised by the seller that there is currently 233 years remaining on the lease, with a service charge of £595.00 paid every 6 months and a ground rent of £200 per year. We do however advise that all perspective buyers are to check this information with their solicitor.