



- Modern First Floor Apartment
- Two Bedrooms
- Open Plan Kitchen/Living Area
- Modern Fitted Kitchen & Bathroom
- Gas Central Heating & Double Glazing Throughout
- Private Balcony
- Allocated Parking
- Perfect First Time Purchase Or Investment
- Long Lease Remaining

6 Abbey Court, Meyrick Crescent, Colchester, Essex. CO2 7QP.

This spacious and modern top floor, two bedroom apartment, is situated in close proximity to Colchester's vibrant Town Centre and is within minutes of Colchester's Town Centre Station, ideal for the commuter to London Liverpool Street. This apartment would make the ideal first time purchase or investment and features an open living-kitchen area, allowing for modern day living and provides a fantastic entertaining & hosting space. The kitchen features an array of modern fitted units and space for appliances. There are two sizeable bedrooms, with one featuring french doors out on to its very own private balcony, suitable for a small bistro table and chimnea. There is also a modern tiled finished bathroom suite.



Property Details.

First Floor

Open Plan Living/Kitchen Area



23' 6" x 10' 7" (7.16m x 3.23m) Entrance door to side aspect, wood effect laminate flooring, radiator x2, television ariel point, UPVC windows to front aspect, modern fitted kitchen comprising of cream high gloss units with roll top working surfaces over, black tiled splash back, inset four ring gas hob with extractor fan over, inset stainless steel sink, drainer with chrome mixer tap over, integrated fridge/freezer & washing machine, inset spotlights, storage cupboard, further door to:

Inner Hall Way

Further doors to:

Master Bedroom



10' 7" x 9' 2" (3.23m x 2.79m) Built in double cupboards, radiator, UPVC french doors to rear aspect (leading to private balcony with outdoor light), radiator, television ariel point

Bedroom Two



7' 3" x 9' 8" (2.21 m x 2.95m) UPVC to rear aspect, radiator

Property Details.

Family Bathroom



Panel bath with shower over & screen with tiled wall behind, W.C, pedestal wash hand basin, half tiled walls, chrome wall mounted towel rail, UPVC window to rear aspect, tiled floor, inset spotlights

Outdoors, Balcony & Parking



As previously mentioned this apartment comes with the added benefit of a large private rear balcony with glass balustrades and laid with artificial grass. The balcony is ideal for a small bistro table & chairs with space for a small chimnea if wanted. There is an allocated parking space with further visitors parking easily accessible on road for guests. Finally, there is also free access and use of the communal gardens to the rear.

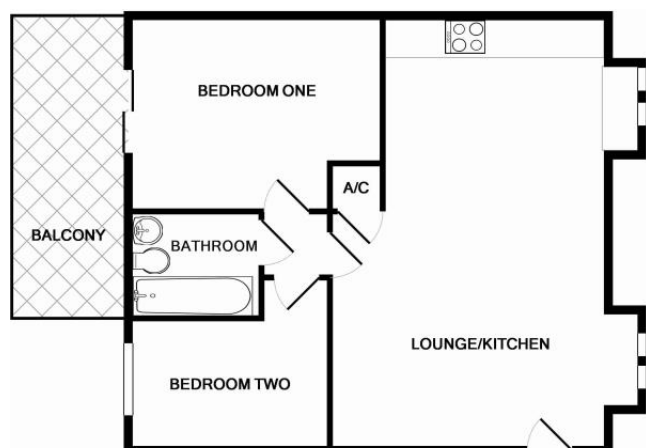
Lease Information



We have been advised by our clients that this property is offered on a leasehold basis, with approximately 110 years remaining on the lease. The ground rent is payable at £250 Per Annum and the maintenance £1000 Per Annum. We do however ask that interested parties confirms the above information with their legal representative.

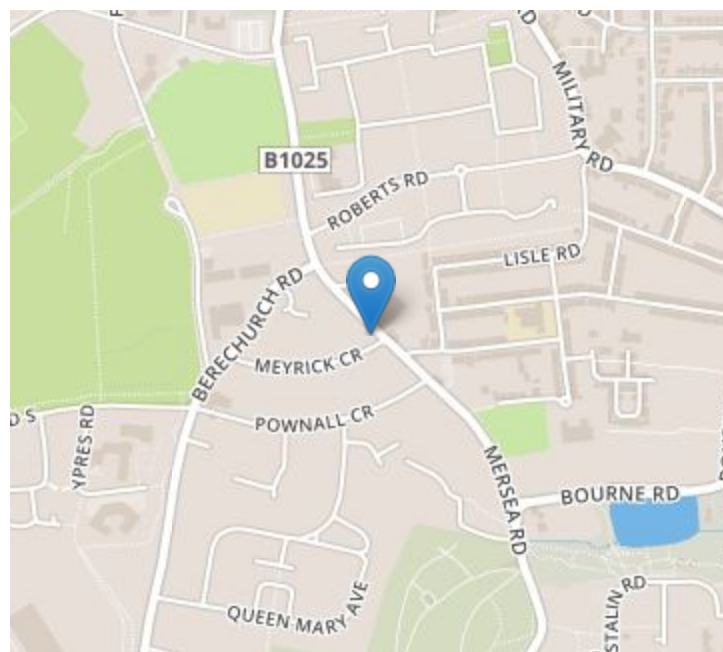
Property Details.

Floorplans

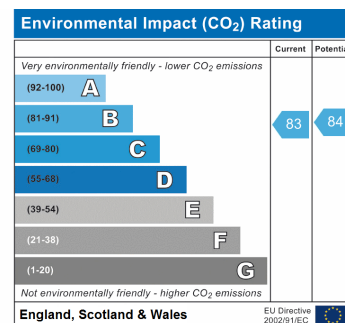
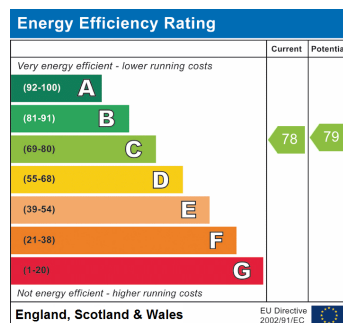


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.