Fenn Wright

THE HOME OF PROPERTY



4C, Cotman Road, Colchester, Essex, CO3 4QJ

Guide Price: £190,000-£200,000 Subject to Contract - Leasehold

A beautifully presented two-bedroom appointment situated in the heart of the popular residential location of Prettygate, offering modern and spacious accommodation throughout.

- Modern Two Bed First Floor Apartment
- Open Plan Lounge/Kitchen/Dining Room
- Beautifully Presented Throughout
- Bathroom & Ensuite
- Large Entrance Hall
- French Doors to Private Balcony
- Allocated Parking
- Popular Location of Prettygate
- Perfect First Time Purchase

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THIS
KITCHEN
IS FOR
DANCING







The property is accessed via a secure communal entrance lobby, with stairs that lead up to the first floor. Inside, the accommodation begins with a spacious hallway which gives way to both bedrooms, the bathroom, and spacious open plan living area.

This fantastic open-plan living space has a modern fitted gloss base and eye level kitchen units, worktops with an inset stainless-steel sink and drainer, tiled splashbacks, undercounter space/plumbing for everyday appliances, and a convenient breakfast bar. At the opposite end of the room there's space for a dining table and large sofa, with French doors opening on to the private balcony.

Both bedrooms are of a generous size, with the master benefiting from an ensuite shower room comprising shower cubicle, low level w/c, hand wash basin, chrome heated towel rail, and an obscured double-glazed window.

The bathroom has a modern white suite comprising a panelled bath with shower over, low level w/c, hand wash basin, partly tiled walls, chrome heated towel rail, and a double-glazed obscured window.

Externally, the apartment has an allocated parking space which is accessed down the left-hand side of the building.

Important information
Council Tax Band - A
Services - We understand that mains water, drainage and electricity are connected to the property.
Tenure - Leasehold
Lease - 88 years remaining
Service charge - £1048pa approx. per annum
Ground rent - £240 per annum
Lease details - These charges may be subject to change.
EPC rating - TBC









Consumer Protection Regulations 2008
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