

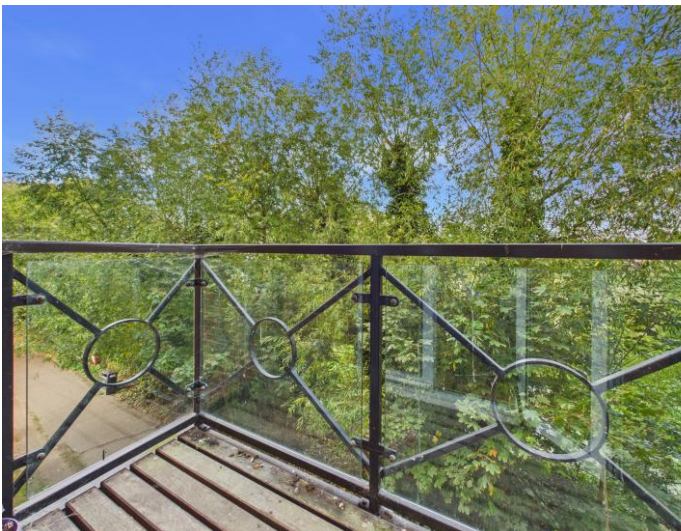


12 Parkside Quarter, Colchester, Essex, CO1 1EA

Asking Price: £180,000 Subject to Contract - Leasehold

Rarely available, this two-bedroom second-floor apartment occupies a lovely position overlooking the River Colne, within walking distance of the city centre and mainline railway station. Offered with no onward chain and the added benefit of a garage.

- No onward chain
- Garage providing parking or additional storage
- Two-bedroom second-floor apartment
- Balcony overlooking the River Colne
- Convenient city centre location
- Within walking distance of the mainline railway station and local amenities



The accommodation comprises an entrance hall leading to a spacious lounge with French doors opening onto a balcony, enjoying lovely views over the River Colne. The fitted kitchen features a range of matching base and eye-level units, a sink and drainer, electric hob and oven, space for a dishwasher and washing machine, and a useful storage cupboard. There are two bedrooms, with the principal bedroom also enjoying attractive river views. The bathroom is fitted with a bath, electric shower, WC and wash hand basin. Externally, the property benefits from a garage, offering useful parking or additional storage space.

Important information

Council Tax Band – B

EPC Rating - C

Services - We understand that mains water, gas, drainage and electricity are connected to the property.

Tenure - Leasehold

Lease details - The property is held on a 125 years from 30 July 2002. The service charge and buildings insurance premium are approximately £1,700 per year and the ground rent is £50 per

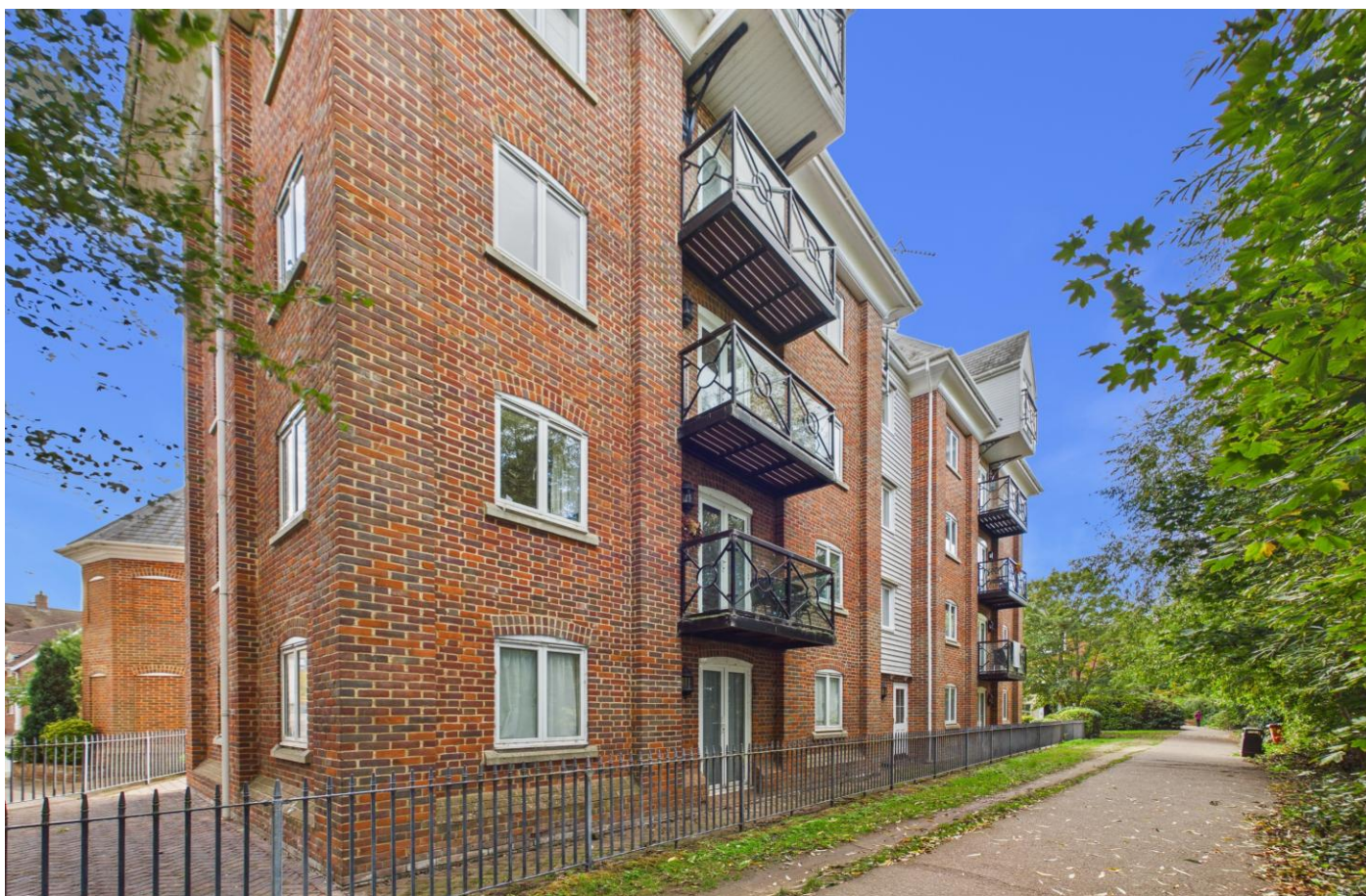
year these charges are for the current year and maybe subject to change, all information should be checked by your solicitor.

Agents note

Any intending viewers or purchasers are advised of the following: An EWS1 form (External Wall Survey) may be recommended for certain apartment buildings dependant on issues such as the height of the structure, the positioning of balconies and composition of any external cladding. Fenn Wright have not undertaken any such assessment in respect of this particular property and this note has been added to all flats being offered for sale throughout our business as appropriate general guidance. We recommend that potential purchasers seek advice from their solicitor and an independent Chartered Surveyor before committing to a purchase.

Directions

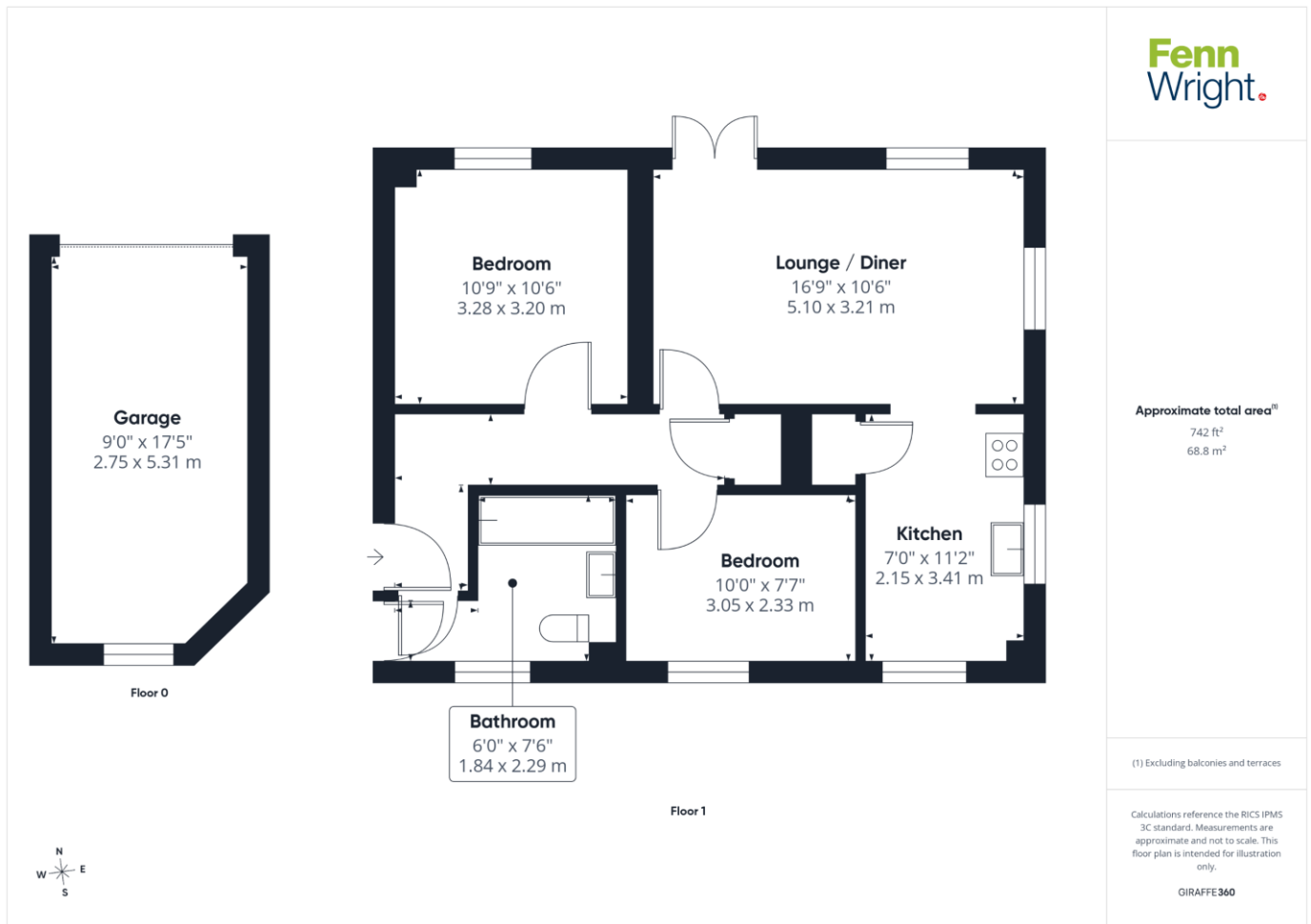
Use postcode CO1 1EA for Satnav.



Consumer Protection Regulations 2008

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**12 Parkside Quarter
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Consumer Protection Regulations 2008

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

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Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

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