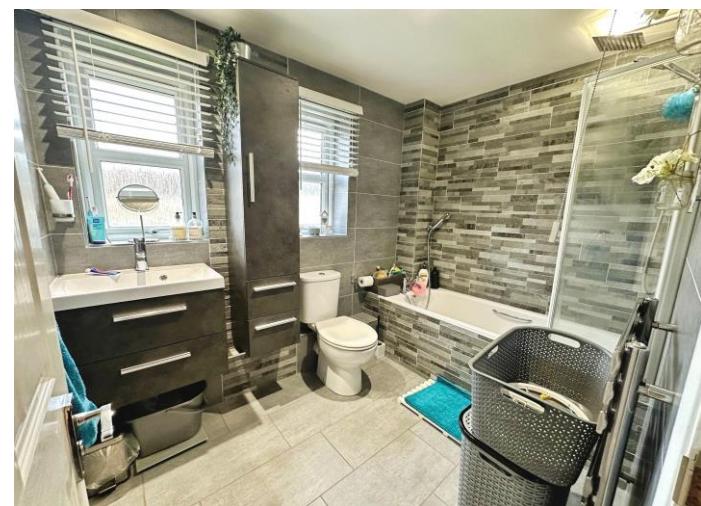


**Holt Drive, Colchester
CO2 0BH
£195,000 Leasehold**





- **LARGER THAN AVERAGE TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT**
- **BONUS "STORAGE ROOM" CURRENTLY USED AS A GUEST/BEDROOM THREE**
- **LARGE LOUNGE**
- **MODERN FITTED KITCHEN**
- **CONTEMPORARY FULLY TILED BATHROOM**
- **GAS CENTRAL HEATING AND DOUBLE GLAZING**
- **LONG LEASE ON COMPLETION (CURRENT OWNER TO EXTEND)**
- **LOW SERVICE CHARGES**
- **COMMUNAL GARDENS AND ALLOCATED PARKING**
- **FEW MINUTES DRIVE TO TOWN - SUPER BUS ROUTES**

LARGER THAN AVERAGE TWO BEDROOM FIRST FLOOR FLAT WITH THE ADDED BONUS OF A LARGE STORAGE ROOM CURRENTLY UTILISED AS A HANDY THIRD SINGLE BEDROOM.

LOW CHARGES AND AN EXTENDED LEASE ON COMPLETION MAKES THIS A TERRIFIC BUY FOR INVESTORS AND FIRST TIME BUYERS.

Compared to most apartments on the market THIS IS A LARGE, READY TO MOVE INTO HOME with NO ONWARD CHAIN!

Situated to the South of Colchester just a short drive to Colchester Train Station and a bus route into the City Centre, this home offers an opportunity to own a deceptively spacious purpose-built apartment in requested part of the town.

The accommodation includes a bright and airy lounge/diner, fitted kitchen, contemporary newly refurbished bathroom and two double bedrooms along with another handy space currently used as a bedroom along with a communal garden space and off road parking.

Primary and secondary schools are within close distance, as is Mersea Island beaches.

A MUST VIEW TO FULLY APPRECIATE THE SIZE AND ACCOMMODATION ON OFFER.



The accommodation with approximate room sizes are as follows:

COMMUNAL ENTRANCE HALL

Security door leading to hallway with access to the rear garden. Stairs to first floor.

ENTRANCE HALLWAY

Central hallway with doors leading to:

LOUNGE

15' 0" x 14' 0" (4.57m x 4.26m)

A bright and airy space with large windows to front with shutters, feature fireplace, laminate flooring, opening to:

KITCHEN

9' 9" x 8' 0" (2.97m x 2.44m)

Window to rear overlooking the communal gardens. Stylish range of modern base and eye level white shaker style units with black worktops over. Range style cooker to remain with extractor above, single drainer stainless steel sink unit with extendable swan mixer tap. Space for fridge/freezer and washing machine. Gas central heating boiler housed in eye level cupboard, tiled flooring.

FAMILY BATHROOM

8' 0" x 6' 11" (2.44m x 2.11m)

Stylish and recently refurbished with fully tiled walls and laminate flooring. Two obscured windows to the rear. Wall hung vanity unit with matching tall wall mounted cupboard, panelled bath with fountain shower plus hand held shower attachment, low level WC.



BEDROOM ONE

12' 0" x 9' 10" (3.65m x 2.99m)

Window to front with shutters, laminate flooring.

BEDROOM TWO

12' 4" x 9' 10" (3.76m x 2.99m)

Window to rear, carpet flooring.

ULTRA LARGE STORAGE SPACE CURRENTLY USED AS A GUEST SPACE

8' 0" x 5' 0" (2.44m x 1.52m)

A very handy additional space currently utilised as a guest single bedroom. High level glazed window to bedroom one allowing natural light to flood though.

EXTERIOR

REAR

Communal garden providing outside space to enjoy. Clothes drying area and bin store.

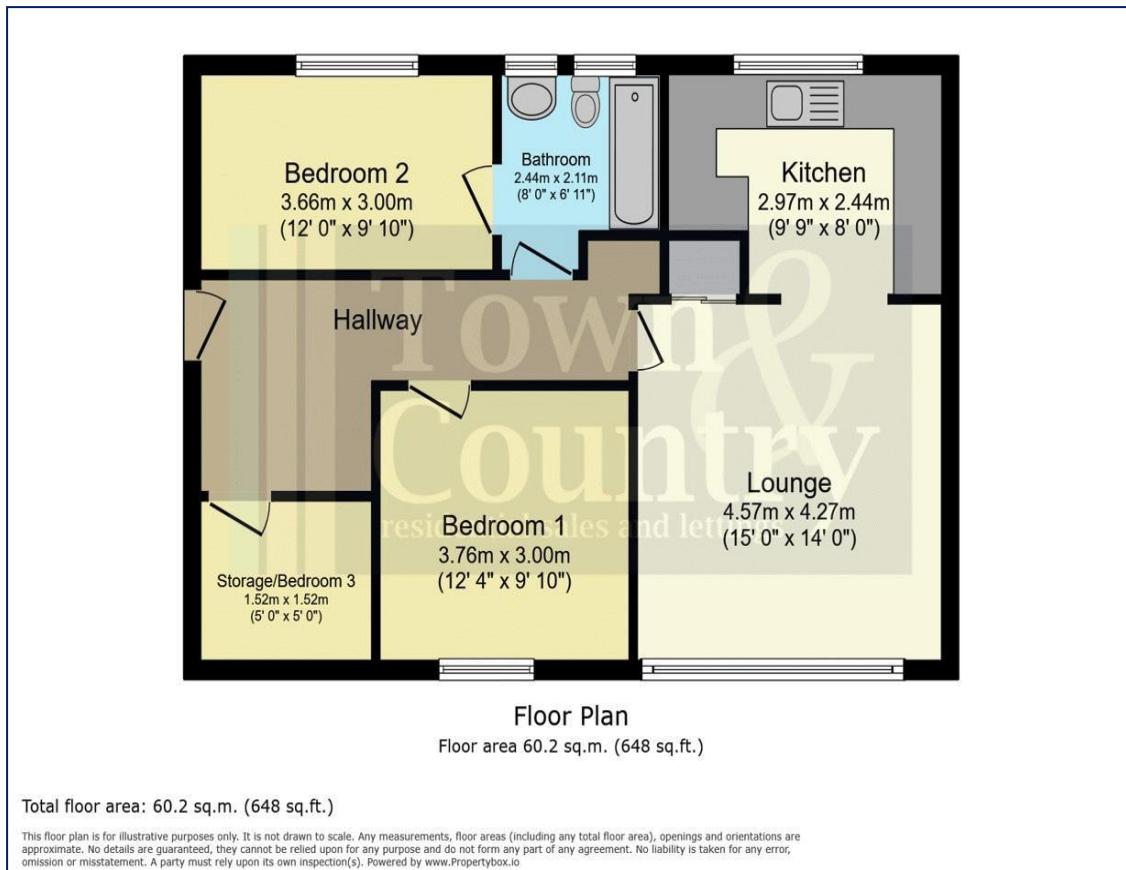
FRONT

Off road parking for one vehicle allocated.

AGENT'S NOTES

The Seller has confirmed that a new lease will be paid for to extend the existing lease from 87 years to 125 years. This will be started once a sale is agreed and will form part of the conveyancing process.





Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's impression or plans of the property.