



**Coronation Avenue, Colchester, CO2 8PD**



**welcome to**

**Coronation Avenue, Colchester**

Offered with NO ONWARD CHAIN, this one bedroom apartment is situated on the south side of Colchester, offering excellent access to schooling, playing fields and local amenities. The property benefits from allocated parking.



**Early viewing is advised of this one bedroom first floor apartment situated on Coronation Avenue, around 2 miles from Colchester's city centre.**

**Accommodation comprises hallway/landing, dual aspect living room, kitchen, double bedroom and wet room. Externally there is allocated parking.**

**Entrance Door To:**

**Entrance Hall**

With stairs to first floor.

**Landing**

Laminate flooring, two built-in storage cupboards, two upvc double glazed windows to side, doors to:

**Lounge**

15' 1" x 10' 1" ( 4.60m x 3.07m )

Upvc double glazed window to rear, upvc double glazed window to side, laminate flooring, radiator, door to:

**Kitchen**

11' 3" x 6' 5" ( 3.43m x 1.96m )

Upvc double glazed window to rear, range of base and eye level units, work surfaces, inset sink and drainer unit, tiled splashback, space for appliances, laminate flooring, radiator.

**Bedroom**

13' 3" x 9' 9" to front of wardrobe ( 4.04m x 2.97m to front of wardrobe )

Upvc double glazed window to front, radiator, carpet, built-in wardrobe.

**Wet Room**

Wall mounted shower unit, wall mounted wash hand basin, low level w.c., part tiled walls, heated towel rail, upvc double glazed window to side.

**Outside**

The property benefits from allocated parking space.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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welcome to

## Coronation Avenue, Colchester

- First Floor Apartment
- Spacious Living Accommodation
- Double Bedroom
- Wet Room
- Allocated Parking
- Ideal Investment Opportunity Or First Time Purchase
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Feb 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £125,000



### directions to this property:

Refer to map



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CCS119832 - 0003

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