



Albany Gardens, Colchester, CO2 8HQ

welcome to

Albany Gardens, Colchester

Offered with NO ONWARD CHAIN, this upper floor apartment is situated in the Hythe area of Colchester, offering excellent access to local amenities and rail links at the Hythe station, with Colchester's city centre being less than 2 miles away. The University of Essex is also a short drive away.



This upper floor apartment could be an ideal first time purchase or investment opportunity, being offered with no ongoing chain and being conveniently positioned for access to amenities, transport links and the quay.

Accommodation comprises entrance hall, generous lounge/diner, kitchen, two good size double bedrooms, en suite to master bedroom and further bathroom.

Externally the property benefits from exclusive use of a parking space.

Communal Entrance Door To:

Communal Entrance Hall

With stairs to all floors.

Entrance Door To:

Entrance Hall

Carpet, electric heater, loft access, doors to:

Lounge / Diner

19' 6" x 9' 9" (5.94m x 2.97m)

Wooden double glazed window, carpet, electric heater, leading to:

Kitchen

9' 8" x 7' 5" (2.95m x 2.26m)

Range of matching base and eye level units, roll top work surfaces, inset stainless steel sink and drainer unit with mixer tap, tiled splashbacks, integrated oven and electric hob with extractor over, integrated microwave and dishwasher, fridge/freezer, plumbing for washing machine, tiled floor.

Bedroom One

15' 4" max x 10' 10" max (4.67m max x 3.30m max)

Wood framed double glazed window, integrated wardrobe, carpet, electric heater, door to:

En Suite

Tiled shower cubicle, pedestal wash hand basin, low level w.c., part tiled walls, tiled floor, electric heated towel rail.

Bedroom Two

15' 7" max x 8' 1" max (4.75m max x 2.46m max)

Wood framed double glazed window, integrated wardrobe, carpet, electric heater.

Bathroom

Panel enclosed bath with shower over and screen, pedestal wash hand basin and low level, part tiled walls, tiled floor, electric towel rail.

Outside

The property benefits from exclusive use of a parking space.



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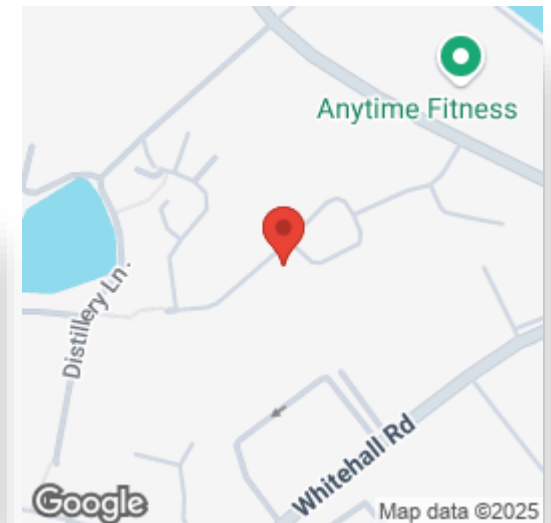
welcome to

Albany Gardens, Colchester

- NO ONWARD CHAIN
- Upper Floor Apartment
- Spacious Living Accommodation
- Two Double Bedrooms
- En Suite Shower Room & Further Bathroom
- Parking Space
- Good Access To Amenities, Station & University Of Essex

Tenure: Leasehold EPC Rating: C

£160,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
CCS120512 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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