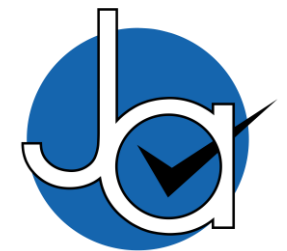




# 1 bedroom Apartment located in Colchester

Guide Price  
£130,000 - £150,000

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Turner Road Colchester CO4 5XW

## OVERVIEW

\*\*\* GUIDE PRICE £130,000 TO £140,000 \*\*\*

\*\* NO ONWARD CHAIN \*\*

This contemporary one-bedroom apartment, featuring an inviting balcony, is perfectly situated near Colchester North Station, General Hospital, and Turner Rise Retail Park, making it a perfect first time buy or investment opportunity for the buy-to-let market.

The complex assures convenience and security with amenities that include an intercom entry system, lift access, dedicated bicycle and refuse storage, and the benefit of an assigned parking space. We approximate that the property would achieve a potential monthly rental of £900pcm.

## LOCATION

Turner Road is situated in a residential area that is also home to the Northern Gateway and Turner Rise retail parks, Colchester General Hospital and the Colchester Community Stadium (also known as JobServe Community Stadium), where the local football team, Colchester United FC, plays their home games. The Colchester Mainline Railway Station is just a short walk away offering direct links to London Liverpool Street in Approx. 50 minutes.

## ENTRANCE HALL

### OPEN PLAN LIVING ROOM

16' 1" x 11' 11" (4.9m x 3.63m)

### BALCONY

### KITCHEN

8' 9" x 7' 3" (2.67m x 2.21m)

### BEDROOM

11' 6" x 10' 9" (3.51m x 3.28m)

### BATHROOM

7' 0" x 5' 7" (2.13m x 1.7m)

## AGENTS NOTES

Service Charges: £2,067.96 per annum

Ground Rent: £364 per annum

114 year lease remaining - 125-year term starting from June 2014



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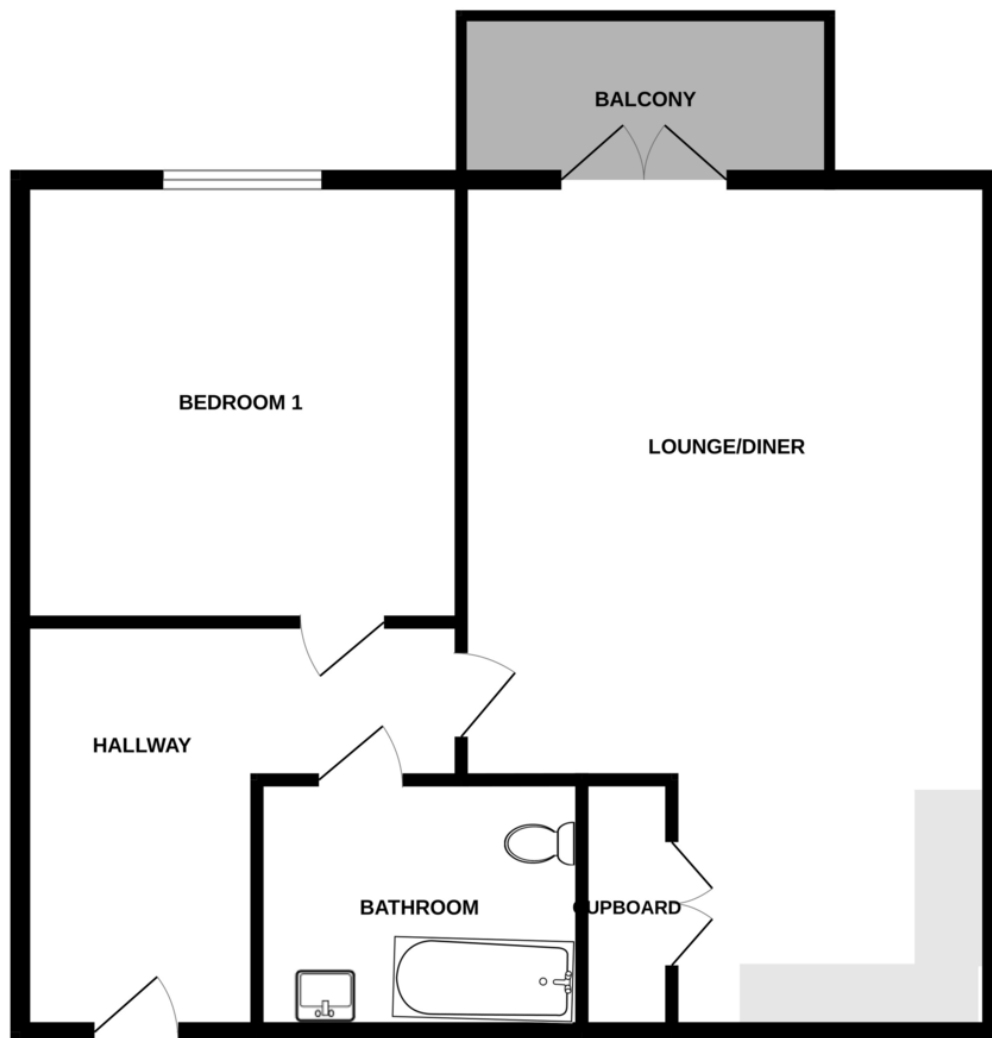






## FLOORPLAN

### SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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