

# CROCUS COURT

COLBURN

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# Welcome Home...

Crocus Court is well-situated with excellent transport links, making commuting easy. Local schools, shopping facilities, and recreational areas are all within easy reach, adding to the appeal of this location.

This property represents an excellent investment opportunity or a comfortable home for first-time buyers looking to step onto the property ladder. Downsize will also appreciate the manageable size and low-maintenance lifestyle offered by this charming apartment.

The bright and airy living dining room serves as the heart of the home. With ample space for both relaxation and entertaining, it also connects to a private balcony, offering an outdoor space for your morning coffee or evening relaxation.

The well-appointed kitchen is equipped with space for modern appliances and plenty of storage, making meal preparation a breeze.





## Explore further...

The bathroom features a full-sized bath and over bath shower, designed for both convenience and style.

The apartment features two spacious bedrooms, each fitted with large windows that flood the rooms with natural light, creating a warm and inviting atmosphere. The first double bedroom is a comfortable space, while the second bedroom is perfect for a guest room, home office, or child's room.

Don't miss out on the chance to make this wonderful home your own. Contact us today to arrange a viewing and experience all that Crocus Court has to offer!

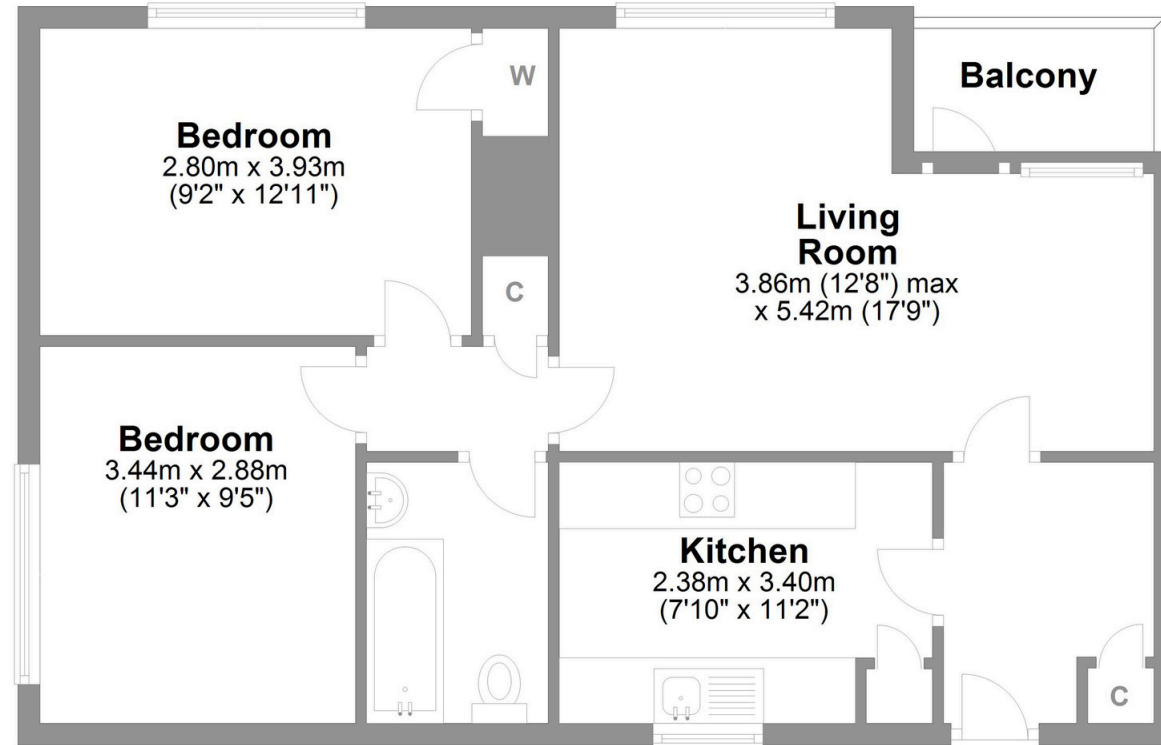


## Crocus Court Colburn

Total area: approx. 60.9 sq. metres (655.7 sq. feet)

### Finer Details

- Leasehold 125 years remaining
- Ground fee £10.00 PA
- Maintenance charges approx. £150.00 PA
- Gas central heating
- Insulated loft space
- Balcony
- On street parking
- EPC C
- Council Tax Band A
- Postcode: DL9 4TR
- Non standard construction (concrete)



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Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Love Property by Vue3sixty Ltd