



HENRY LAVER COURT, COLCHESTER, CO3

ASKING PRICE OF £210,000







Ezelet are delighted to offer for Sale a two-bedroom apartment on the second floor, the property is located within walking distance to the City Centre and Train station, the property comprises of a spacious lounge/ diner, two double bedrooms with the main bedroom having an Ensuite, kitchen with appliances and a family bathroom and further benefitting from having a Juliet Balcony and Gas central heating throughout. The property further benefits from having an allocated parking space and communal gardens. An early viewing is advised to appreciate the accommodation on offer.

#### ENTRANCE HALL

Window to side, radiator, cloak hanging area door to

#### INNER HALL

Entrance phone, radiator, wood flooring, doors to bathroom, bedroom one and two, kitchen, lounge/diner and two storage cupboard's.

#### LOUNGE/DINER

24' 0" x 13' 10" (7.32m x 4.22m) into bay window, narrowing to 10' 6" French style door to Juliet balcony to front spacious bay window to side, plus a further window to side, wood flooring, radiator.





### KITCHEN

11' 9" x 8' 6" (3.58m x 2.59m) 1 1/2 bowl sink unit with mixer tap, work top to either side, further worktop with four ring gas hob, oven below, extractor fan, matching eye level units above and below, integrated dishwasher, fridge/ freezer, under unit lighting, tiled floor and radiator.

### BEDROOM ONE

13' 10" x 11' 2" (4.22m x 3.4m) UPVC double glazed window to the front, built in mirrored wardrobes, 1 x radiator, fitted carpet.



### ENSUITE

Double shower cubicle, vanity hand wash basin, low level wc, towel rail.

### BEDROOM TWO

11' 2" x 9' 8" (3.4m x 2.95m) UPVC double glazed window to the front, 1 x radiator, fitted carpet

### BATHROOM

8' 10" x 5' 6" (2.69m x 1.68m) Bath with over shower, vanity hand wash basin, low level wc, towel rail, tiled flooring.



### COMMUNAL GARDEN

Rear communal gardens.

### PARKING

Allocated parking for one vehicle.

Leasehold 125 years from 2006.

Ground rent £268.00 per annum.

Maintenance £1,300.00 per annum.







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 83 B    | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-10  | G             |         |           |