



OXTON CLOSE, ROWHEDGE, COLCHESTER, ESSEX, CO5

GUIDE PRICE £170,000





We are delighted to offer to the sales market this two-bedroom first floor apartment, located in Rowhedge and offering scenic views. Internally this property comprises of two bedrooms, the main bedroom having an en-suite shower room, kitchen, lounge and family bathroom. Further benefitting from having an allocated parking space for one vehicle. An early viewing is advised to appreciate the accommodation to offer.

ENTRANCE HALL

Secure entrance hall into.

HALLWAY

Electric heater. Door entry unit. Loft access. Doors into -

LOUNGE

14' 5" x 12' 8" (4.39m x 3.86m) UPVC double glazed windows. Electric heater. New fitted carpet.

KITCHEN

10' 8" x 8' 3" (3.25m x 2.51m) UPVC double glazed windows. Range of eye level and base units. Inset stainless sink and drainer. Electric oven. Inset electric hob with extractor over. Vinyl flooring.





BEDROOM 1

12' 8" x 8' 9" (3.86m x 2.67m) UPVC double glazed window. Built in wardrobes. Electric heater. New fitted carpet. Door into en-suite shower room.

EN-SUITE SHOWER ROOM

UPVC double glazed window. Shower unit with bi-fold door. Vanity hand wash basin. Low level WC. Vinyl flooring.

BEDROOM 2

13' 9" x 7' 9" (4.19m x 2.36m) UPVC double glazed window. Electric heater. New fitted carpet.



BATHROOM

UPVC double glazed window. Bath with shower attachment over. Vanity hand wash basin. Low level WC. Vinyl flooring.

PARKING

One allocated parking space.

99 years left on the lease from 2002.

Service charge £1,456.00 per annum.

Ground rent £100.00 per annum.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		