

Holt Drive, Colchester
CO2 0BH
Guide Price £190,000-£195,000
Leasehold

Town & Country
residential sales and lettings



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- **LARGER THAN AVERAGE TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT**
- **BONUS "STORAGE ROOM" CURRENTLY USED AS A GUEST/BEDROOM THREE**
- **LARGE LOUNGE**
- **MODERN FITTED KITCHEN**
- **GAS CENTRAL HEATING**
- **DOUBLE GLAZING**
- **LOW SERVICE CHARGES**
- **COMMUNAL GARDENS AND PARKING**
- **FEW MINUTES DRIVE TO TOWN - SUPER BUS ROUTES**

LARGER THAN AVERAGE TWO BEDROOM FIRST FLOOR FLAT WITH THE ADDED BONUS OF A LARGE STORAGE ROOM CURRENTLY UTILISED AS A HANDY THIRD SINGLE BEDROOM.

Compared to most apartments on the market THIS IS A LARGE, READY TO MOVE INTO HOME with NO ONWARD CHAIN!

Situated to the South of Colchester just a short drive to Colchester Train Station and a bus route into the City Centre, this home offers an opportunity to own a deceptively spacious purpose-built apartment in requested part of the town.

The accommodation includes a bright and airy lounge/diner, fitted kitchen, contemporary newly refurbished bathroom and two double bedrooms along with another handy space currently used as a bedroom along with a communal garden space and off road parking.

Primary and secondary schools are within close distance, as is Mersea Island beaches.

A MUST VIEW TO FULLY APPRECIATE THE SIZE AND ACCOMMODATION ON OFFER.



The accommodation with approximate room sizes are as follows:

COMMUNAL ENTRANCE HALL

Security door leading to hallway with access to the rear garden. Stairs to first floor.

ENTRANCE HALLWAY

Central hallway with doors leading to:

LOUNGE

15' 0" x 14' 0" (4.57m x 4.26m)

A bright and airy space with large windows to front with shutters, feature fireplace, laminate flooring, opening to:

KITCHEN

9' 9" x 8' 0" (2.97m x 2.44m)

Window to rear overlooking the communal gardens. Stylish range of modern base and eye level white shaker style units with black worktops over. Range style cooker to remain with extractor above, single drainer stainless steel sink unit with extendable swan mixer tap. Space for fridge/freezer and washing machine. Gas central heating boiler housed in eye level cupboard, tiled flooring.

FAMILY BATHROOM

8' 0" x 6' 11" (2.44m x 2.11m)

Stylish and recently refurbished with fully tiled walls and laminate flooring. Two obscured windows to the rear. Wall hung vanity unit with matching tall wall mounted cupboard, panelled bath with fountain shower plus hand held shower attachment, low level WC.



BEDROOM ONE

12' 0" x 9' 10" (3.65m x 2.99m)

Window to front with shutters, laminate flooring.

BEDROOM TWO

12' 4" x 9' 10" (3.76m x 2.99m)

Window to rear, carpet flooring.

ULTRA LARGE STORAGE SPACE CURRENTLY USED AS A GUEST SPACE

8' 0" x 5' 0" (2.44m x 1.52m)

A very handy additional space currently utilised as a guest single bedroom. High level glazed window to bedroom one allowing natural light to flood through.

EXTERIOR

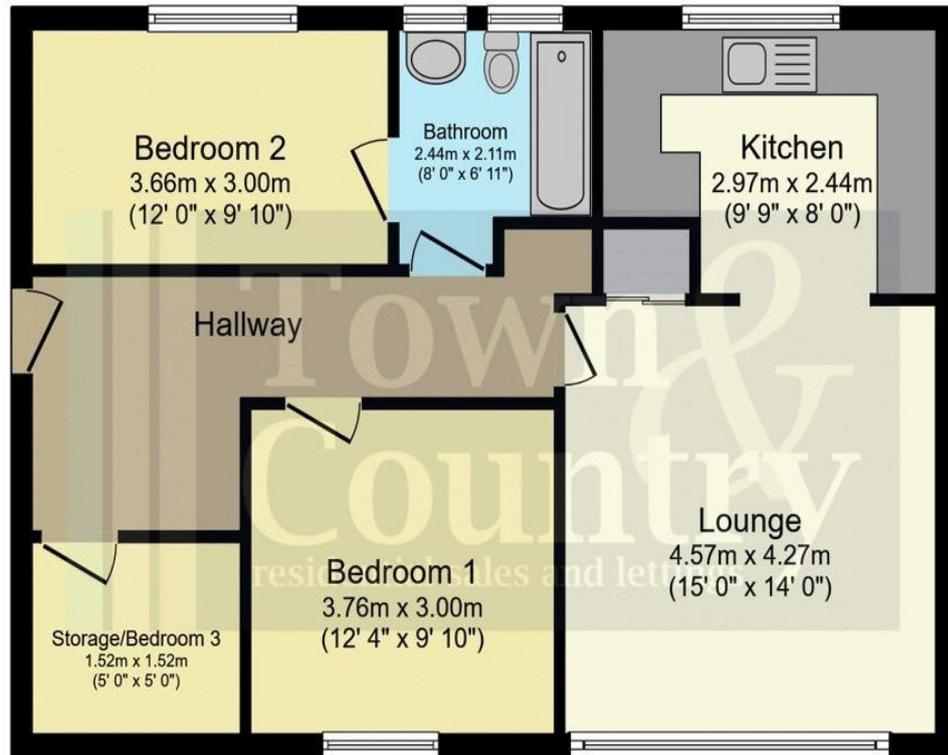
REAR

Communal garden providing outside space to enjoy. Clothes drying area and bin store.

FRONT

Off road parking for two vehicles.





Floor Plan

Floor area 60.2 sq.m. (648 sq.ft.)

Total floor area: 60.2 sq.m. (648 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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