

DAVID MARTIN GROUP

St. Albright Crescent

Stanway, Colchester, CO3 0AD

Guide Price £190,000 - £200,000

EPC Rating ‘C’

- One Bedroom Ground Floor Apartment
- Character Property
- Garage & Parking
- Viewing Advised





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Property Description

David Martin Estate Agents are pleased to present this charming ground floor one-bedroom apartment, set within the historic St Albright's, an impressive period building dating back to 1836. Beautifully combining original character with contemporary living, the building was thoughtfully refurbished by Knight Developments in 2011. Located in the sought-after Stanway area of Colchester, the property enjoys a convenient position close to local amenities and excellent transport links. The apartment comprises a communal entrance hall, spacious lounge/dining room, well-appointed kitchen, spacious double bedroom with double doors opening onto the communal gardens, and a bathroom. Externally, the property benefits from attractive communal grounds, a garage and communal parking. Offering character, quality and a desirable setting, an internal viewing is strongly recommended









ENTRANCE HALL
Entrance to the property is via an impressive communal entrance hall with tiled floor, solid door to:

LOUNGE/DINING ROOM
18' 8" x 17' (5.69m x 5.18m) reducing to 12' A bright and spacious living room with two windows to front aspect, two radiators, entry phone connecting to front door, storage cupboard, door to:

KITCHEN
9' 6" x 8' 7 " (2.9m x 2.62m) Comprehensively fitted with a range of units comprising of single drain sink unit with rinse bowl and mixer taps inset to worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units, cupboard housing gas fired boiler, integrated electric oven and hob with extractor fan over, fridge/freezer, dishwasher and washing machine which we understand from the vendor are to remain. Window to rear aspect.

BEDROOM
13' 6" x 11' (4.11m x 3.35m) Spacious double bedroom with two windows to front aspect and fully glazed double doors to communal gardens, radiator.

BATHROOM
9' 10" x 5' 5" (3m x 1.65m) Max Measurement Stylish white suite comprising of low flush WC, half pedestal wall mounted basin, panel bath with shower over, heated towel rail, splash tiling, window to side aspect.

OUTSIDE
add communal bin store
The property is set within impressive communal grounds, mainly laid to lawn with a selection of established trees, creating a pleasant and mature setting. The property also benefits from a garage within a separate block, fitted with an up-and-over door, together with communal parking providing spaces for a number of vehicles and a communal bin store.

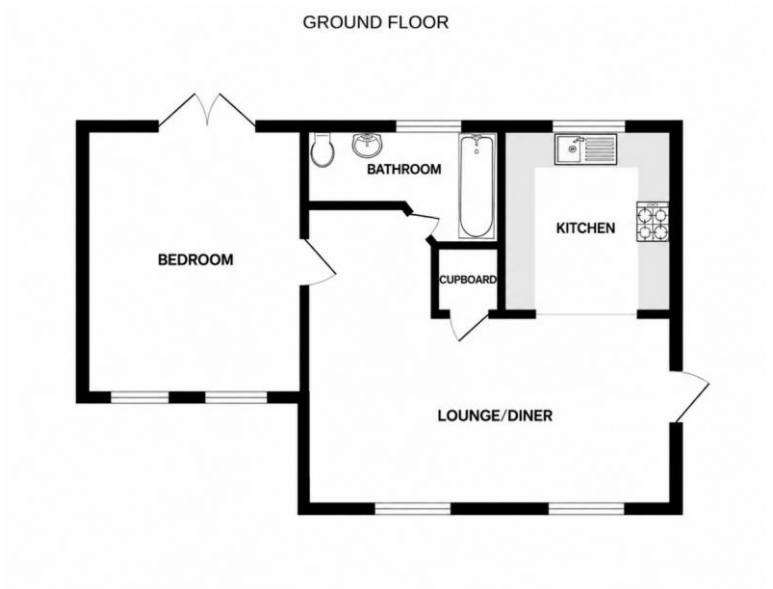
LEASEHOLD
The vendor has advised us that the property has approximately 192 years remaining on the lease, with a service charge of £3,000 reducing to £2850 in 2027 per annum and ground rent of £125 per annum. Prospective purchasers are advised to have their solicitor independently verify these details and confirm the full terms of the lease and associated charges as part of the conveyancing process.

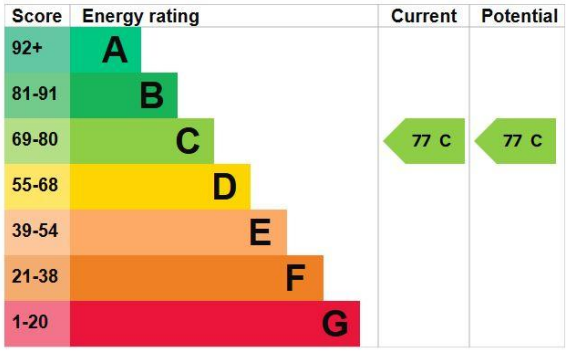




LOCATION

Situated in a well-established residential area of Stanway, the property is conveniently located for a range of local facilities, schooling and transport connections. The Stanway School is within approximately a mile, with local shops and everyday amenities also close at hand. For shopping and leisure, the nearby Tollgate area offers an extensive choice of well-known retailers and facilities. Both Colchester Railway Station and Marks Tey Railway Station are within easy reach, providing regular rail services and connections towards London and other destinations. The A12 is also readily accessible, providing convenient road links towards London, Chelmsford, Ipswich and surrounding areas.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements