

**Roper Close, Colchester  
CO4 5ZH  
£180,000 Leasehold**

**Town & Country**  
residential sales and lettings



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- MYLANDS AREA COLCHESTER
- COACH HOUSE/MAISONNETTE
- ONE BEDROOM
- 18'3 LOUNGE/DINER
- SEPARATE KITCHEN WITH OVEN & HOB
- WELL PRESENTED
- CLOSE TO STATION AND ACCESS TO A120/A14/A12
- POPULAR NORTH SIDE POSITION
- ALLOCATED PARKING
- CHAIN FREE

**\*\*CHAIN FREE: A WELL PRESENTED STYLISH ONE BEDROOM COACH HOUSE IN THE FREQUENTLY REQUESTED MYLANDS AREA OF COLCHESTER \*\***

A great opportunity to acquire this lovely apartment in north Colchester with its access to north station and junction for the A12/A120/A133.

The property is accessed by your own street door at ground level with and good sized entrance lobby and stairs to a generous hall/landing. At the end of the landing is an 18'3 living/dining room with open access to a fitted kitchen. The bathroom is well fitted and the double bedroom has two double fitted wardrobe cupboards.

Outside there is an allocated parking space rear store room and visitor parking spaces.



**The accommodation with approximate room sizes are as follows:**

**ENTRANCE LOBBY**

Double glazed entrance door, stairs to first floor landing, radiator.

**LANDING**

18' 9" x 3' 9" (5.71m x 1.14m)

Double glazed window to one elevation, radiator. Walk-in airing cupboard with hot water tank and Potterton electric boiler.

**LOUNGE/DINING ROOM**

18' 3" x 12' 3" (5.56m x 3.73m)

Double glazed French doors to Juliet balcony, window to rear elevation, radiator.

**KITCHEN**

8' 4" x 8' 4" (2.54m x 2.54m)

Double glazed window to rear elevation. Stainless steel sink one and a quarter bowl and drainer unit with cupboards under. Range of base, drawer and eye level units. Stainless steel filter hood over a four ring ceramic hob with electric oven under. Space for washing machine and space for fridge/freezer, floor level electric convector heater.

**BEDROOM ONE**

14' 4" x 10' 1" (4.37m x 3.07m)

Double glazed window to rear elevation, two built-in double wardrobe cupboards, radiator.

**BATHROOM**

8' 3" x 5' 7" (2.51m x 1.70m)

Low level WC, wash hand basin with mixer tap with vanity cupboard under and 'P' shaped bath with mixer tap shower and screen. Heated towel radiator, tiled splash backs, extractor fan. Access to loft space.



**EXTERIOR**

There is an allocated parking space for one vehicle and visitor parking.

Built -in storage area with power.

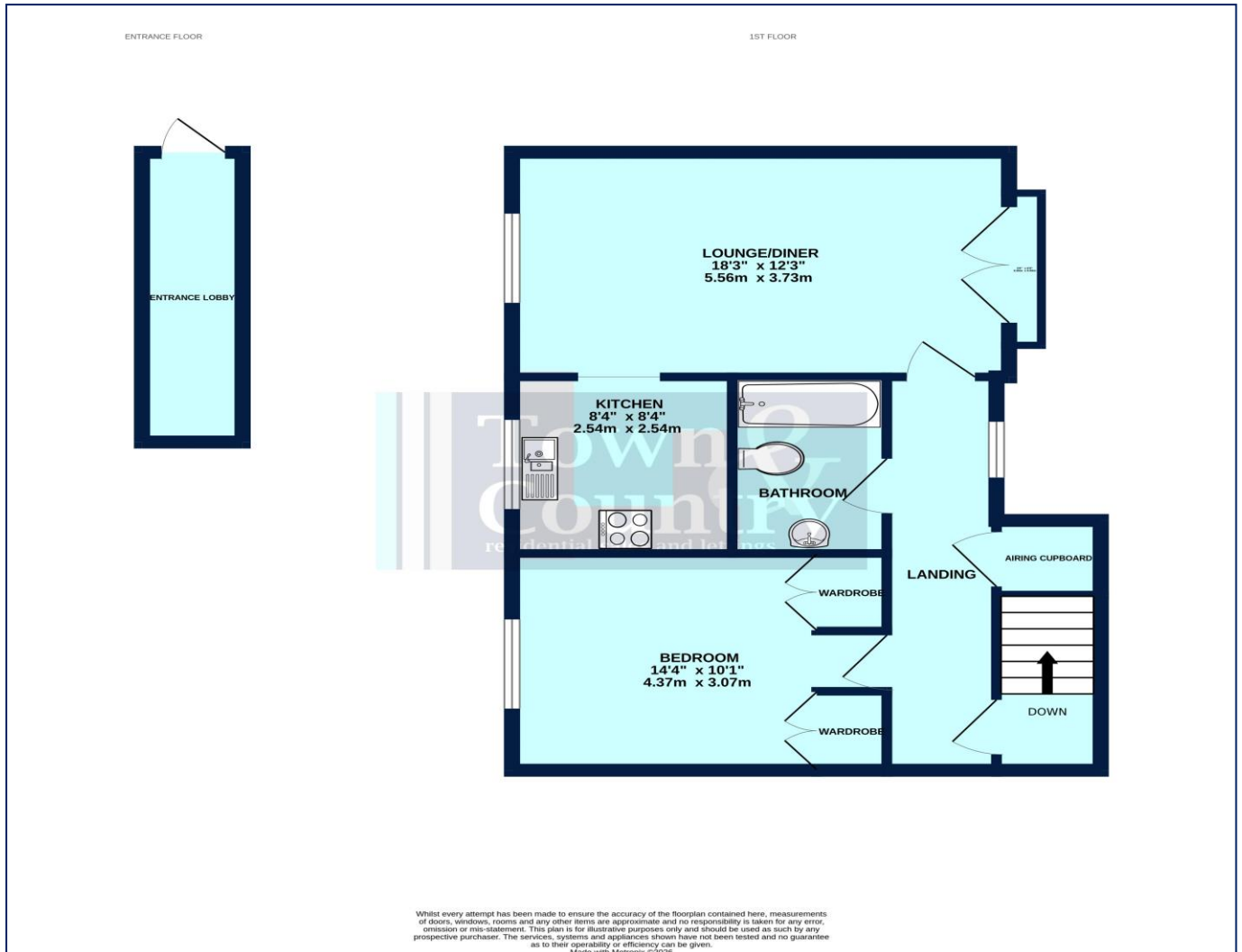
**LEASE DETAILS AND SERVICE CHARGES**

Lease Length/Term: 200 years

Lease length remaining: 180 years

Service Charges: Approximately £1,400 per annum

Ground Rent: To be advised.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	63 D
39-54	E		
21-38	F		
1-20	G		

Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's impression or plans of the property.