



**Eden Drive, COLCHESTER, CO4 6AY**



**welcome to**

**Eden Drive, COLCHESTER**

This modern two bedroom top floor apartment is situated on the north side of Colchester, offering excellent access to local shops, amenities, schools, general hospital and North Station with direct links to London Liverpool Street. The property also offers excellent access to the A12.



**Early viewing is advised of this well presented and modern apartment conveniently situated for access to amenities and transport links.**

**Accommodation comprises entrance hall, open plan lounge/diner/kitchen, balcony, master bedroom with en suite shower room, second bedroom and a bathroom.**

**Externally there are two allocated parking spaces.**

#### **Entrance Door To:**

#### **Entrance Hall**

Concrete plank flooring, built-in storage cupboard, loft access, doors to:

#### **Lounge / Diner / Kitchen**

20' 1" max x 19' 5" max ( 6.12m max x 5.92m max )

Concrete plank flooring, range of modern matching base and eye level units, roll top work surfaces, inset sink and drainer unit, integrated appliances, radiator, double glazed windows and door to Balcony.

#### **Bedroom One**

11' 11" + door recess x 11' max ( 3.63m + door recess x 3.35m max )

Upvc double glazed windows to side and rear, concrete plank flooring, radiator, door to:

#### **En Suite**

Modern suite comprising shower cubicle, low level w.c. and wash hand basin, heated towel rail, part tiled walls.

#### **Bedroom Two**

14' 6" x 6' 7" ( 4.42m x 2.01m )

Upvc double glazed window to rear, radiator, concrete plank flooring.

#### **Bathroom**

Modern suite comprising panel enclosed bath with shower over, low level w.c. and wash hand basin, heated towel rail, part tiled walls, tiled floor, upvc double glazed window to side.

#### **Outside**

The property benefits from two allocated parking spaces.



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## **Eden Drive, COLCHESTER**

- Modern Top Floor Apartment
- Open Plan Living Accommodation
- Two Bedrooms
- En Suite & Bathroom
- Two Allocated Parking Spaces
- Close To North Station

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 3400.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CCS121083 - 0003

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