



Joy Clucas House, Apprentice Drive, Colchester (Leasehold) £197,500

This two bedroom ground floor luxury apartment featuring private balcony is situated conveniently for Colchester's North Station and general hospital along with A12 road links. The property is offered for sale on a chain free basis. Keys available for viewing.

2 x Bed

2 x Bathroom

2 x Reception

DAVID MARTIN GROUP (DAVID MARTIN MILE END LIMITED)
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- TWO BEDROOMS

- EN SUITE TO MASTER BEDROOM

- FAMILY BATHROOM

- SPACIOUS SITTING ROOM

- FITTED KITCHEN WITH APPLIANCES

- GAS RADIATOR HEATING



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ACCESS

Entrance door incorporating fitted spy hole onto

ENTRANCE HALL

Wall mounted entry phone, radiator

BEDROOM ONE 3.29m x 3.22m

With double glazed French Doors onto private balcony, radiator, TV point, telephone point, access onto

EN SUITE SHOWER ROOM

Suite comprises low level WC, pedestal wash hand basin, double width shower cubicle, radiator

BEDROOM TWO 3.18x 2.59m

maximum 3.18 x 2.59m, double glazed window to rear, radiator

FAMILY BATHROOM

With obscure double glazed window to the front aspect, suite comprising low level WC, pedestal wash hand basin, panelled bath, splash back tiling to walls, radiator, extractor fan

LOUNGE 5.40m x 3.26m

With double glazed French Doors to front aspect, radiator, telephone point, TV aerial points

KITCHEN 3.9m x 2.03m

With double glazed window to rear, single drainer sink unit over fitted base units, extending to work surfacing over with eye level cabinets above, inset 4 ring gas hob with double oven beneath and extractor hood over, integrated fridge/freezer, fitted wine rack

OUTSIDE

The apartments are arranged in the style of York Town Houses, with views over landscaped communal gardens. There is one reserved car parking space

All measurements are approximate and for illustrative purposes only. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale with the property. We have been unable to confirm whether certain items in the property are in full working order, The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate. DAVID MARTIN GROUP (DAVID MARTIN MILE END LIMITED) are the vendors or lessors of this property whose agents we give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract. (ii) no person in the employment of DAVID MARTIN GROUP (DAVID MARTIN MILE END LIMITED) has any authority to make or give any representation or warranty whatever relation to this property and no prospective purchaser should rely on any statements as being representation or warranty.

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