



Kensington Court, Roman Road, Colchester, CO1 1UR

welcome to

Kensington Court, Roman Road, Colchester

This lovely upper floor apartment is located in an attractive building on the ever popular Roman Road, just a stone's throw from the shops, cafes, restaurants and amenities. The castle park offers a lovely green space with historical castle and the train station is just a short walk away.



This attractive upper floor apartment is ideally situated in the heart of Colchester, within walking distance of shops, amenities and transport links. The property is located on one of the most popular roads in Colchester and offers generous living accommodation, as well as a shared garden and permit parking.

Communal Entrance Door To:

Communal Entrance Hall

With stairs to top floor.

Personal Entrance Door To:

Hallway

With doors to all rooms.

Kitchen

10' max x 9' 11" max (3.05m max x 3.02m max)

Sash window to rear, range of matching base and eye level units, work surfaces, inset sink and drainer unit, integrated oven and hob, space for tall fridge/freezer, space for washing machine, tiled splashbacks, tiled floor.

Lounge

13' 1" x 11' (3.99m x 3.35m)

Sash windows to rear, laminate wood flooring, wall mounted heater.

Bedroom

12' 1" x 12' (3.68m x 3.66m)

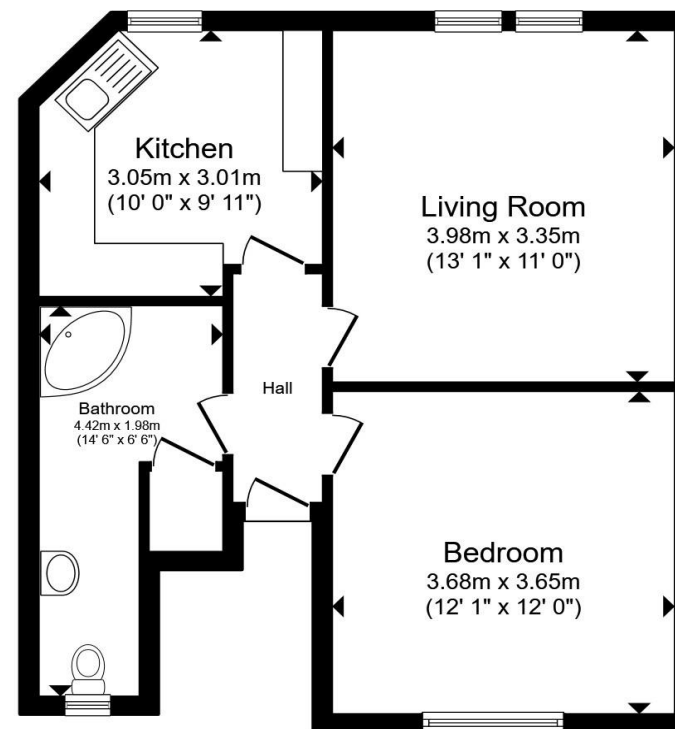
Window to front, fitted wardrobe, laminate wood flooring, wall mounted heater.

Bathroom

Obscure window to front, corner bath with shower over and tiled splashback, pedestal wash hand basin and low level w.c., tiled floor, towel rail.

Outside

The property benefits from a communal garden. There is also permit parking available.



Total floor area 47.8 m² (514 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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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directions to this property:

Refer to map

- Attractive Top Floor Apartment
- Spacious Living Accommodation
- Double Bedroom
- Bathroom
- Permit Parking
- Shared Garden
- City Centre Location

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 500.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£160,000



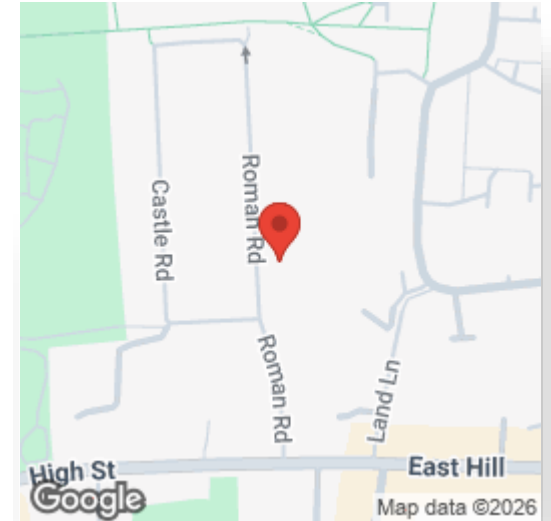
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Property Ref:
CCS121818 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



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