



**Albany Gardens, Colchester, CO2 8HU**

**welcome to**

**Albany Gardens, Colchester**

NO ONWARD CHAIN. This spacious two bedroom ground floor apartment is situated in the Hythe area of Colchester offering excellent access to local shops and amenities, river walks, Hythe train station and the University of Essex.



**Offered with no ongoing chain, this well presented ground floor apartment offers spacious accommodation throughout and convenient access to amenities and transport links.**

**Accommodation comprises entrance hall, spacious L-shaped lounge/diner, modern kitchen, two good size double bedrooms, en suite shower room and four piece family bathroom. Externally there is allocated parking.**

**Communal Entrance Door To:**

### **Communal Entrance Hall**

With stairs to all floors.

**Entrance Door To:**

### **Entrance Hall**

Built-in cupboard, doors to:

### **Kitchen**

9' 6" max x 8' 10" max ( 2.90m max x 2.69m max )

Modern range of matching base and eye level units, work surfaces, inset stainless steel sink and drainer unit, tiled splashbacks, integrated oven and hob with extractor hood over, under unit lighting, ceiling spotlights, space for appliances, tiled floor.

### **Lounge / Diner**

19' 1" max x 13' 7" max ( 5.82m max x 4.14m max )

L-shaped room with three double glazed windows, carpet, wall heater.

### **Bedroom One**

12' 2" + door recess x 11' 4" ( 3.71m + door recess x 3.45m )

Double glazed window, carpet, wall mounted heater, door to:

### **En Suite**

Double shower cubicle, pedestal wash hand basin, low level w.c., part tiled walls, tiled floor, shaver point.

### **Bedroom Two**

15' 9" max into door recess x 9' 6" ( 4.80m max into door recess x 2.90m )

Double glazed window, carpet.

### **Bathroom**

Four piece suite comprising panel enclosed bath, pedestal wash hand basin, low level w.c. and shower cubicle, tiled floor, part tiled walls, shaver point.

### **Outside**

The property benefits from allocated parking space.



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.focalagent.com](http://www.focalagent.com)



**view this property online** [williamhbrown.co.uk/Property/CCS119795](http://williamhbrown.co.uk/Property/CCS119795)



welcome to

## Albany Gardens, Colchester

- NO ONWARD CHAIN
- Spacious & Well Presented Apartment
- Kitchen & Lounge/Diner
- Two Double Bedrooms
- En Suite & Four Piece Bathroom
- Allocated Parking Space
- Good Access To Train Station & University

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£150,000**



### directions to this property:

Refer to map



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CCS119795](http://williamhbrown.co.uk/Property/CCS119795)



Property Ref:  
CCS119795 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.

  
william h brown



**01206 577772**



Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1 1JG



**williamhbrown.co.uk**