









welcome to

Coronation Avenue, Colchester

Offered with NO ONWARD CHAIN, this one bedroom apartment is situated on the south side of Colchester, offering excellent access to schooling, playing fields and local amenities. The property benefits from allocated parking.













Early viewing is advised of this one bedroom first floor apartment situated on Coronation Avenue, around 2 miles from Colchester's city centre.

Accommodation comprises hallway/landing, dual aspect living room, kitchen, double bedroom and wet room. Externally there is allocated parking.

Entrance Door To:

Entrance Hall

With stairs to first floor.

Landing

Laminate flooring, two built-in storage cupboards, two upvc double glazed windows to side, doors to:

Lounge

15' 1" x 10' 1" (4.60m x 3.07m)

Upvc double glazed window to rear, upvc double glazed window to side, laminate flooring, radiator, door to:

Kitchen

11' 3" x 6' 5" (3.43m x 1.96m)

Upvc double glazed window to rear, range of base and eye level units, work surfaces, inset sink and drainer unit, tiled splashback, space for appliances, laminate flooring, radiator.

Bedroom

13' $3'' \times 9'$ 9'' to front of wardrobe ($4.04m \times 2.97m$ to front of wardrobe)

Upvc double glazed window to front, radiator, carpet, built-in wardrobe.

Wet Room

Wall mounted shower unit, wall mounted wash hand basin, low level w.c., part tiled walls, heated towel rail, upvc double glazed window to side.

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





welcome to

Coronation Avenue, Colchester

- First Floor Apartment
- **Spacious Living Accommodation**
- Double Bedroom
- Wet Room
- Allocated Parking
- Ideal Investment Opportunity Or First Time Purchase
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Feb 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

directions to this property:

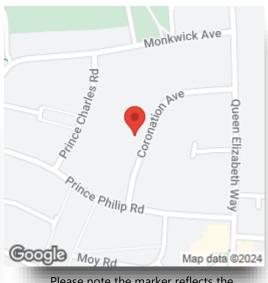
Refer to map

£125,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CCS119832



Property Ref: CCS119832 - 0003 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 quidance 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.



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