



Gilbert Court, Clarendon Way, Colchester, CO1 1DL

welcome to

Gilbert Court Clarendon Way, Colchester

TWO PARKING SPACES Two bedroom 1st floor apartment, situated within walking distance of North Station with a direct line into London Liverpool St in approx. 50 minutes. The property is also within close proximity of local shops, amenities, supermarkets, schools & the hospital. 0.4 MILES FROM STATION



Early viewing is advised of this two bedroom first floor apartment with excellent transport links and conveniently situated for access to amenities, with the benefit of NO ONWARD CHAIN.

Accommodation comprises entrance hall, spacious open plan lounge/diner/kitchen, two good size bedrooms and modern family bathroom.

Externally there are TWO ALLOCATED PARKING SPACES

Entrance Door To:

Entrance Hall

Wood flooring, radiator, two storage cupboards.

Lounge / Diner / Kitchen

20' 1" max x 19' 1" max (6.12m max x 5.82m max)
L-shaped room with maximum measurements as above.

Lounge / Diner

Wood laminate flooring, radiator, upvc double glazed window to side.

Kitchen

Upvc double glazed window to side, radiator, range of matching base and eye level units, cooker and four ring gas hob, built-in fridge/freezer + washing machine, work surfaces, stainless steel sink and drainer unit with mixer tap, wood laminate flooring, radiator.

Bedroom One

12' max x 11' max (3.66m max x 3.35m max)
Upvc double glazed window to side, built-in double wardrobes, carpet, radiator.

Bedroom Two

14' x 7' (4.27m x 2.13m)
Upvc double glazed window to side, radiator, carpet.

Bathroom

White suite comprising panel enclosed bath with shower over and screen, low level w.c. and wash hand basin, part tiled walls, radiator

Outside

The property benefits from TWO ALLOCATED PARKING SPACES and communal garden.

Agents Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendors of this property are connected to a staff member of the Connells Group.



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



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welcome to

Gilbert Court, Clarendon Way, Colchester

- NO ONWARD CHAIN
- Modern First Floor Apartment
- Open Plan Lounge/Diner/Kitchen
- Two Good Size Bedrooms
- Family Bathroom
- TWO ALLOCATED PARKING SPACES
- Walk To Mainline Train Station

Tenure: Leasehold EPC Rating: B

£190,000



directions to this property:

Refer to map

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
CCS119904 - 0006

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.

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