



Greenstead Court, Greenstead Road, Colchester, CO1 2SH

welcome to
Greenstead Court Greenstead
Road, Colchester

- First Floor Apartment
- Lounge/Diner & Kitchen
- Two Bedrooms
- Bathroom
- Communal Parking
- Good Access To Amenities & University
- Ideal First Time Purchase & Investment

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1965. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£150,000

view this property online williamhbrown.co.uk/Property/CCS120214



Property Ref:

CCS120214 - 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.

This two bedroom first floor apartment is situated on the east side of Colchester, offering good access to the city centre, supermarket, amenities, train station and the University of Essex.

Communal Entrance Door To;

Communal Entrance Hall
With stairs to first floor.

Entrance Door To:

Entrance Hall
Carpet, doors to:

Lounge / Diner
13' 1" x 10' 1" (3.99m x 3.07m)
Double glazed window, airing cupboard, electric heater.

Kitchen
5' 1" x 5' 1" (1.55m x 1.55m)
Range of base and eye level units, work surfaces, inset sink and drainer unit with mixer tap, tiled splashbacks, spaces for washing machine and under counter fridge, oven and hob with extractor over, tiled floor, double glazed window.

Bedroom One
10' x 9' 1" (3.05m x 2.77m)
Double glazed window, electric heater, built-in double wardrobe.

Bedroom Two
10' x 7' 1" (3.05m x 2.16m)
Double glazed doors to balcony, electric heater.

Bathroom
Three piece suite comprising panel enclosed bath with shower over, pedestal wash hand basin and low level w.c., tiled walls and floor, double glazed window.

Outside
There is communal parking available.

Agents Note
THIS PROPERTY HAS A SHARE OF FREEHOLD



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