

Ypres Road, Colchester, CO2 7UW

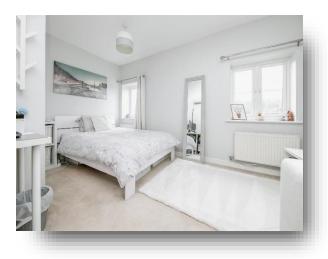


welcome to

Ypres Road, Colchester

This two bedroom second floor apartment is situated on the south side of Colchester, around one mile's walk from the city centre and within one mile of St Botolphs train station. The property is situated within close proximity of local amenities and Abbey Fields Park.

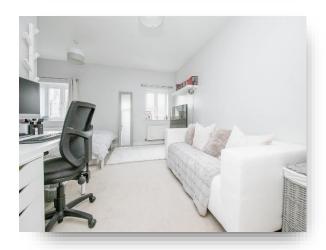












Conveniently situated for access to the city centre and train station, this upper floor apartment is also a stones throw from Abbey Fields Park.

Accommodation comprises entrance hall, lounge, kitchen, two good size bedrooms and modern bathroom. Externally there is residents parking available.

Communal Entrance Door To:

Communal Entrance Hall

With stairs to second floor.

Entrance Door To:

Hallway

Radiator, two storage cupboards, loft access.

Lounge

16' 1" x 12' 1" (4.90m x 3.68m) Double glazed window to rear, double glazed window to side, two radiators, carpet.

Kitchen

13' 1" max x 8' 1" max (3.99m max x 2.46m max) Range of base and eye level units, work surfaces, inset one and a quarter sink and drainer unit with mixer tap, tiled splashbacks, integrated electric oven, four ring gas hob with extractor hood over, dishwasher, fridge freezer, space for washing machine, airing cupboard, double glazed window to side, double glazed window to rear, luxury vinyl tiled flooring.

Bedroom One

14' 1" max x 13' 1" max (4.29m max x 3.99m max) Two double glazed windows to side, two radiators, carpet.

Bedroom Two

12' 1" x 7' 1" (3.68m x 2.16m) Double glazed window to side, radiator, carpet.

Bathroom

Modern three piece suite comprising P-shaped bath with shower over, pedestal wash hand basin and low level w.c., tiled floor, part tiled walls, radiator, double glazed window to side.

Outside

The property benefits from residents parking.



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

Ypres Road, Colchester

- Second Floor Apartment
- Spacious Living Accommodation
- Two Good Size Bedrooms
- Bathroom
- Residents Parking
- Close To City Centre, Train Station & Abbey Fields Park
- Early Viewing Advised

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.





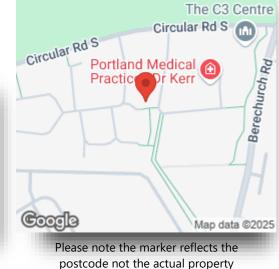
view this property online williamhbrown.co.uk/Property/CCS120224



Property Ref: CCS120224 - 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 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.





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