



George Williams Way, Colchester, CO1 2JR

welcome to

George Williams Way, Colchester

This one bedroom first floor apartment is conveniently situated within walking distance Aldi superstore, St Botolphs train station and Colchester's city centre with its range of shops and amenities.



Offering an ideal opportunity for a first time purchase or investment opportunity, early viewing is advised of this first floor apartment. Accommodation comprises entrance hall, dual aspect lounge/diner, kitchen area, bedroom and shower room

Communal Entrance Door To:

Communal Entrance Hall

With stairs to first floor.

Entrance Door To:

Entrance Hall

Radiator, storage cupboard, doors to:

Lounge / Diner / Kitchen

21' 11" max x 15' 7" max (6.68m max x 4.75m max)

L-shaped room.

Lounge / Diner

Laminate flooring, radiator, dual aspect upvc double glazed windows, opening to:

Kitchen

Upvc double glazed window to side, tiled floor, range of matching base and eye level units, roll top work surfaces, inset sink and drainer unit, oven and gas hob with extractor fan over, plumbing for washing machine, integrated fridge/freezer.

Bedroom

10' 1" x 9' 9" to front of wardrobe (3.07m x 2.97m to front of wardrobe)

Upvc double glazed window to side, built-in wardrobe, radiator, laminate flooring.

Bathroom

Upvc double glazed window to side, tiled shower cubicle, low level w.c., wash hand basin, radiator, part tiled walls, tiled floor.



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

George Williams Way, Colchester

- First Floor Apartment
- Dual Aspect Lounge/Diner
- Kitchen
- Double Bedroom With Built-In Wardrobe
- Shower Room
- Close to Supermarket, Station & City Centre
- Early Viewing Advised

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 650.00

Ground Rent: 150.00

£140,000



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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
CCS120520 - 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.

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directions to this property:

Refer to map



Please note the marker reflects the postcode not the actual property



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