



George Williams Way, Colchester, CO1 2JZ

welcome to

George Williams Way, Colchester

- NO ONWARD CHAIN
- Second Floor Apartment
- Spacious Lounge + Separate Kitchen
- Double Bedroom
- Wet Room
- Allocated Parking
- Close To Amenities, Station & City Centre

Tenure: Leasehold EPC Rating: Awaited
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: Ask Agent

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.

£130,000

view this property online williamhbrown.co.uk/Property/CCS120536



Property Ref:

CCS120536 - 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.

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Offered with NO ONWARD CHAIN, this second floor apartment is situated within close proximity of local supermarket, with St Botolphs train station and Colchester's city centre a short walk away. The property could be an ideal first time purchase or investment opportunity.

Communal Entrance Door To:

Communal Entrance Hall

With stairs to second floor.

Entrance Door To:

Entrance Hall

Built-in storage cupboard, doors to:

Lounge

18' 7" x 10' 11" (5.66m x 3.33m)

Double glazed window to rear, double glazed window to side, door to:

Kitchen

10' 10" max x 5' 10" max (3.30m max x 1.78m max)

Double glazed window to side, range of base and eye level units, work surfaces, inset sink and drainer unit, tiled splashbacks, integrated oven and hob with extractor hood over, space for appliances.

Bedroom

14' 9" max x 9' 3" max (4.50m max x 2.82m max)

Double glazed window to side, built-in wardrobe.

Wet Room / Shower Room

Double glazed window to side, shower unit, low level w.c., wash hand basin.

Outside

The property benefits from allocated parking.



william h brown



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