



Albany Gardens, Colchester, CO2 8HQ

welcome to

Albany Gardens, Colchester

This two bedroom apartment is situated around three miles from Colchester's city centre, offering good access to local amenities, the river Colne and University of Essex. The property benefits from two double bedrooms, en suite to master bedroom & allocated parking.



Offering an excellent investment opportunity or first time purchase, this two bedroom upper floor apartment is currently let out and conveniently located for access to local amenities, as well as university.

Accommodation comprises entrance hall, open plan lounge/diner, kitchen, two double bedrooms, en suite shower room and four piece family bathroom. Externally the property benefits from allocated parking and communal grounds.

Communal Entrance Door To:

Communal Entrance Hall

With stairs to upper floors.

Entrance Door To:

Entrance Hall

Upvc double glazed window to side, two storage cupboards, entry phone system, doors to:

Lounge / Diner

23' 4" max x 10' 2" max (7.11m max x 3.10m max)

Upvc double glazed windows to sides, carpets, electric heater, square archway to:

Kitchen

9' 3" max x 6' 8" (2.82m max x 2.03m)

Upvc double glazed window to side, range of base and eye level units, roll edge work surfaces, inset stainless steel sink and drainer unit, tiled splashbacks, integrated oven and hob with extractor over, spaces for washing machine and fridge/freezer, vinyl flooring.

Bedroom One

10' 10" max x 8' 8" max (3.30m max x 2.64m max)

Upvc double glazed window to side, electric heater, door to:

En Suite

Tiled shower cubicle, low level w.c., wash hand basin, electric heater, part tiled walls, electric heater.

Bedroom Two

11' 5" max x 10' 3" max (3.48m max x 3.12m max)

Upvc double glazed window to side, electric heater.

Bathroom

Upvc double glazed window to side, white four piece bathroom suite comprising panel enclosed bath with hot and cold taps, shower cubicle, low level w.c. and pedestal wash hand basin, tiled splashback.

Outside

The property benefits from allocated parking and communal grounds.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Albany Gardens, Colchester

- Ideal Investment or First Time Purchase
- Upper Floor Apartment
- Two Double Bedrooms
- Lounge/Diner & Kitchen
- En Suite Shower Room & Four Piece Bathroom
- Allocated Parking & Communal Grounds
- Good Access To Amenities & University Of Essex

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: B Service Charge: 1960.00

Ground Rent: 192.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS115571 - 0002

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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.


william h brown



01206 577772



Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1 1JG



williamhbrown.co.uk