



Groves Close, COLCHESTER, CO4 5BP

welcome to

Groves Close, COLCHESTER

This two bedroom ground floor apartment is situated on the north side of Colchester, within walking distance of North Station with direct links to London Liverpool Street. The property also offers excellent access to local shops and amenities and could be an ideal first time purchase or investment.



This well presented modern ground floor apartment is conveniently situated for access to amenities and transport links.

Accommodation comprises entrance hall, spacious, light and airy open plan kitchen/diner/lounge, large double bedroom with en suite, second double bedroom and family bathroom.

Externally there is an allocated parking space.

Communal Entrance Door To:

Communal Entrance Hall

Personal Entrance Door To:

Hallway

Laminate flooring, electric heater, storage cupboard, doors to:

Lounge / Diner / Kitchen

20' 10" max x 14' 7" max (6.35m max x 4.45m max)

Wood laminate flooring, two electric storage heaters, feature wall, four double glazed windows. Kitchen area with range of matching base and eye level units, work surfaces, inset sink and drainer unit, integrated fridge/freezer, integrated oven and hob, extractor fan, space for washing machine.

Bedroom One

16' 2" max into door recess x 10' 8" (4.93m max into door recess x 3.25m)

Double glazed windows to rear and side, electric heater, carpet, door to:

En Suite

Shower cubicle, low level w.c., wash hand basin, electric heater, tiled floor, tiled walls, heated towel rail.

Bedroom Two

11' 4" max into wardrobe recess x 9' 9" (3.45m max into wardrobe recess x 2.97m)

Built-in wardrobe, carpet, electric heater, double glazed window to side.

Shower Room

Shower cubicle, low level w.c., wash hand basin, tiled floor, heated towel rail, tiled walls, double glazed window to side.

Outside

The property benefits from allocated parking space.



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



check out more properties at williamhbrown.co.uk



welcome to

Groves Close, COLCHESTER

- Modern Ground Floor Apartment
- Open Plan Living Accommodation
- Two Double Bedrooms
- En Suite & Bathroom
- Allocated Parking
- Walk To North Station

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 999.00

Ground Rent: 115.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Sep 2007. 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

£185,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
CCS120882 - 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.


william h brown



01206 577772



Colchester@williamhbrown.co.uk



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



williamhbrown.co.uk