









welcome to

The Old Rectory, Old Rectory Drive, COLCHESTER

Offered with NO ONWARD CHAIN, this lovely ground floor apartment is situated within close proximity of the city centre and train station. This unique property benefits from well presented and spacious accommodation and could be an ideal first time purchase or investment opportunity.













Early viewing is strongly advised of this lovely ground floor apartment situated in the heart of Colchester, offering excellent access to amenities and transport links.

Accommodation comprises spacious, open plan lounge/diner/kitchen, master bedroom with modern en suite shower room, second double bedroom and modern family bathroom.

Externally there is allocated parking and communal grounds. The property benefits from NHBC build warranty.

Communal Entrance Door To:

Large Communal Entrance Hall

Personal Entrance Door To:

Spacious Entrance Hall

Two built-in cupboard cupboards, laminate wood flooring, leading to:

Lounge / Diner

14' 1" max x 12' 5" max (4.29m max x 3.78m max) Built-in cupboard, double glazed window to front, radiator.

Kitchen

Irregular Shaped Room 9' 2" x 6' 10" (2.79m x 2.08m) Modern kitchen area comprising range of base and eye level units, work surfaces, inset sink and drainer unit with mixer tap, integrated oven and hob with stainless steel splashback and extractor over, integrated fridge/freezer, integrated dishwasher, inset spotlights, laminate wood flooring.

Bedroom One

13' 11" x 9' 3" (4.24m x 2.82m) Double glazed window to rear, laminate wood flooring, radiator, door to:

En Suite

Modern suite comprising shower cubicle, concealed cistern w.c. and wall mounted wash hand basin, part tiled walls, heated towel rail, extractor fan, obscure double glazed window to rear.

Bedroom Two

14' 2" x 10' (4.32m x 3.05m) Double glazed window to front, laminate wood flooring, radiator.

Bathroom

Modern white suite comprising panel enclosed bath with shower over and screen, wall mounted wash hand basin and concealed cistern w.c., part tiled walls, heated towl rail, extractor fan, laminate wood flooring.

Outside

The property benefits from allocated parking and lovely communal grounds, as well as bike shed.





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- NO ONWARD CHAIN
- Ground Floor Apartment
- Open Plan Lounge/Diner/Kitchen
- Two Spacious Double Bedrooms
- Modern En Suite & Bathroom
- Allocated Parking & Communal Grounds
- Close To City Centre & Train Station

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2493.55

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£220,000

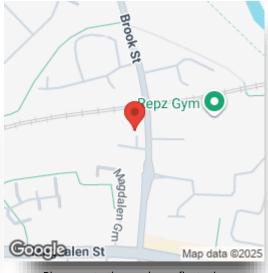




directions to this property:

Refer to map





Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CCS120964



Property Ref: CCS120964 - 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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