



**The Old Rectory, Old Rectory Drive, COLCHESTER, CO1 2ZR**

**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 towel 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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## **The Old Rectory, Old Rectory Drive, COLCHESTER**

- 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



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CCS120964 - 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](mailto:Colchester@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**