



**Crown House, Southway, Colchester, CO2 7FA**

**welcome to**

## **Crown House, Southway, Colchester**

IDEAL FIRST TIME PURCHASE OR INVESTMENT OPPORTUNITY!! Situated in the heart of Colchester, this beautifully presented modern ground floor apartment is offered with NO ONWARD CHAIN and is located within walking distance of shops, amenities, cafes and Colchester town train station.



**Early viewing is essential of this lovely ground floor apartment situated in Colchester's city centre and offered with no ongoing chain.**

**Accommodation comprises hallway, open plan lounge/diner/kitchen with modern kitchen area, two bedrooms and a modern bathroom.**

**Externally there are two allocated parking spaces.**

**Communal Entrance Door To:**

**Communal Entrance Hall**

**Personal Entrance Door To:**

**Hallway**

With door to:

**Lounge / Diner / Kitchen**

Modern kitchen area comprising base and eye level units, integrated oven and hob with stainless steel splashback and extractor hood over, integrated fridge/freezer, washing machine, spotlights, tiled floor, two double glazed windows, radiator.

**Bedroom One**

Double glazed window, carpet, radiator.

**Bedroom Two**

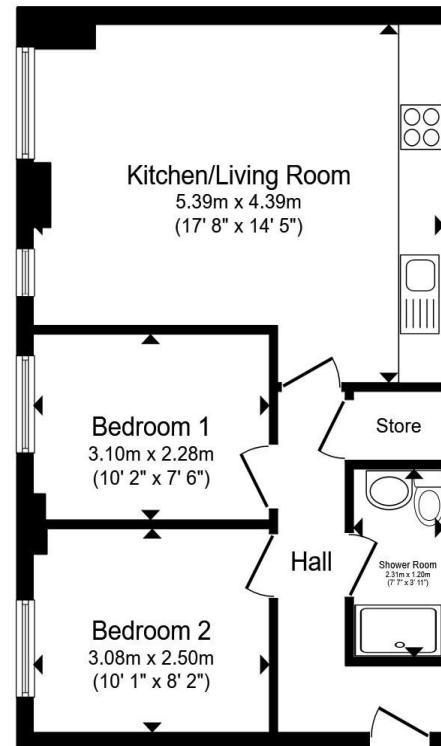
Double glazed window, radiator, carpet.

**Shower Room**

Modern suite comprising shower cubicle, wash hand basin and low level w.c., heated towel rail.

**Outside**

The property benefits from two allocated parking spaces.



Total floor area 46.7 m<sup>2</sup> (503 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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## Crown House, Southway, Colchester

- NO ONWARD CHAIN
- Modern Ground Floor Apartment
- Open Plan Lounge/Diner/Kitchen
- Two Bedrooms & Bathroom
- Two Allocated Parking Spaces
- Well Presented Throughout
- City Centre Location

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1124.00

Ground Rent: 450.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2014.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£170,000**



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### directions to this property:

Refer to map



Please note the marker reflects the postcode not the actual property



Property Ref:  
CCS121175 - 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



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