



Friday Wood Green, COLCHESTER, CO2 8XF

welcome to

Friday Wood Green, COLCHESTER

OFFERED WITH A SHARE OF FREEHOLD, this well presented two bedroom ground floor apartment is situated on the south side of Colchester in the Friday Wood Green development, offering excellent access to Friday Woods Nature Reserve.



Early viewing is advised of this beautifully presented apartment offered with a share of freehold and providing an ideal first time purchase or investment opportunity.

Accommodation comprises entrance hall, living room, modern kitchen, two good size bedrooms and family bathroom.

Externally there is allocated parking and communal garden backing onto Friday Woods.

Communal Entrance Door To:

Communal Entrance Hall

Entrance Door To:

Hallway

Economy 7 storage heater, airing cupboard housing water tank and shelving, door to:

Lounge

14' 3" x 11' 8" (4.34m x 3.56m)

Bay window to side and further window to rear, economy 7 storage heater, laminate flooring.

Kitchen

11' 11" x 5' 1" (3.63m x 1.55m)

Window to side, selection of eye and base level units with roll top work surface, single sink and drainer with mixer tap, integrated oven, hob with overhead extractor, space for fridge freezer, space for washing machine, laminate flooring.

Bedroom One

12' 4" x 9' 7" (3.76m x 2.92m)

Window to side, wall heater, carpet, fitted wardrobe's to include fitted chest of draws

Bedroom Two

12' 4" x 8' 8" (3.76m x 2.64m)

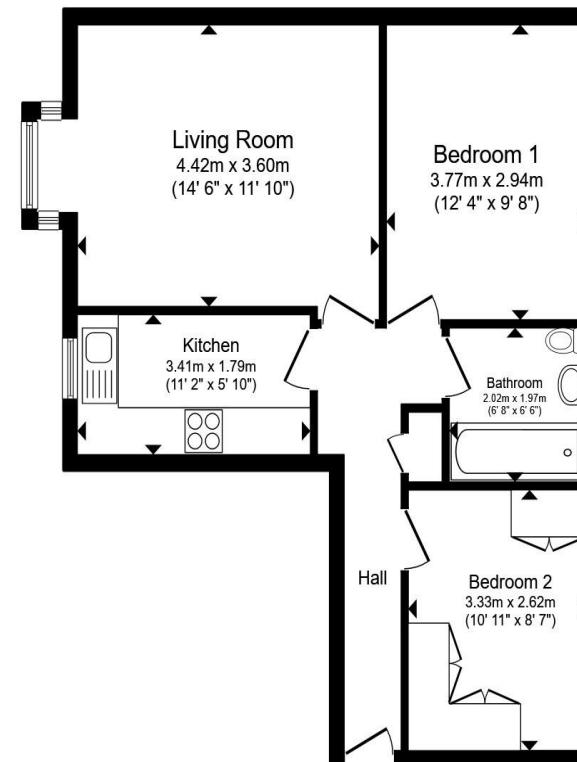
Window to side, selection of built in wardrobes and cupboard space, laminate flooring.

Bathroom

Obscure window to side, paneled bath with electric shower and screen, low level WC, pedestal wash hand basin, wall mounted electric fan heater.

Outside

There is a communal garden area to the rear of the property laid to lawn enclosed by hedgerows and fencing, backing onto Friday Woods. There is allocated parking for one car on the adjacent car park, as well as visitors parking.



Total floor area 55.1 m² (593 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



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Friday Wood Green, COLCHESTER

- SHARE OF FREEHOLD
- Well Presented Ground Floor Apartment
- Spacious Living Accommodation
- Two Double Bedrooms
- Family Bathroom
- Allocated Parking
- Backing onto Friday Woods

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: 1300.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of **£180,000**



directions to this property:

Refer to map



view this property online williamhbrown.co.uk/Property/CCS121226

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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