



Buffett Way, Colchester, CO4 3YL



welcome to

Buffett Way, Colchester

This ***THREE BEDROOM GROUND FLOOR APARTMENT*** provides ***GENEROUS ACCOMMODATION*** and is currently providing a ***GROSS RENTAL INCOME OF £16,200 PER ANNUM (£1350 PCM)***. Situated in a residential area the property is convenient for the ***UNIVERSITY OF ESSEX***, various shops.



Entrance

The property is entered via the security entry door to the COMMUNAL HALLWAY and a door leading to:

Entrance Hall

Built-in storage cupboard, built-in cupboard, two radiators, wall-mounted security entry-phone receiver, dado rail, laminate flooring and doors leading to;

Bedroom One

12' 6" x 12' 2" max (3.81m x 3.71m max)

Double glazed window to the rear aspect, radiator and laminate flooring.

Bedroom Two

12' 6" x 9' 10" max (3.81m x 3.00m max)

Double glazed window to the front aspect, built-in wardrobe, radiator and laminate flooring.

Bathroom

Obscure double glazed window to the front aspect, enclosed panel bath with adjustable shower head and mixer tap, wash hand basin with mixer and cupboard under, heated towel rail, extractor fan, tiled walls and tiled flooring.

Separate Wc

Obscure double glazed window to the front aspect, low level WC and tiled flooring.

Lounge / Dining Room

14' 2" x 8' 4" (4.32m x 2.54m)

Radiator, dado rail, laminate flooring, door leading to bedroom three and open access to:

Kitchen

9' 8" x 8' 10" (2.95m x 2.69m)

Double glazed window to the front aspect, single sink and drainer with mixer tap inset to the worktop, wall and floor mounted cupboards and drawers, electric cooker point, plumbing for a washing machine, wall-mounted boiler and part tiled walls.

Bedroom Three

14' 2" x 6' 8" (4.32m x 2.03m)

Double glazed sliding patio doors opening onto the rear garden, dado rail and laminate flooring.

Rear Garden

The private rear garden is mainly greenery with a wooden shed and further access via the communal hallway.

Agents Note

The property has interlinked smoke and fire detectors and fire doors throughout with emergency lighting.



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Buffett Way, Colchester

- Three Bedrooms
- Ground Floor Apartment
- Student Tenants in Situ
- Gross Rental Income £16,200 PA
- Private Rear Garden

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 19 Nov 2001. 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

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ108615 - 0007

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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