



Enville Way, Highwoods, Colchester CO4 9UQ

welcome to

Enville Way, Highwoods, Colchester

Offered with ***NO ONWARD CHAIN*** this excellent ***FIRST FLOOR APARTMENT*** offers the potential to make the ***PERFECT HOME FOR FIRST TIME BUYERS***. Situated in a ***POPULAR CUL-DE-SAC*** the property is ideal for ***LOCAL SHOPS***, Colchester North Station, ***HIGHWOODS COUNTRY PARK***, and the A12/A120.



Entrance

The property is entered via the shared front door leading to:

Communal Lobby

Stairs rising to the first floor landing and a door leading to:

Entrance Hall

Access to the loft storage area, built-in airing cupboard (housing the hot and cold water tanks with shelving), electric storage heater, wall-mounted entry-phone receiver and doors leading to;

Lounge / Dining Room

12' 10" x 12' 8" max (3.91m x 3.86m max)

Double glazed box bay window to the front aspect and an electric storage heater.

Kitchen

7' 4" x 13' 4" (2.24m x 4.06m)

Double glazed window to the rear aspect, single sink and drainer with mixer tap inset to the work top, tiled splashbacks, wall and floor mounted cupboards and drawers, built-in electric oven with four-ring electric hob and cooker hood over, plumbing for a washing machine and a wall-mounted electric heater.

Bedroom One

11' x 8' 6" max (3.35m x 2.59m max)

Double glazed window to the rear aspect and an electric storage heater.

Bathroom

Enclosed panel bath, wall-mounted Triton electric shower with adjustable shower head, pedestal wash hand basin, low level WC, wall-mounted electric heater and part tiled walls.

Allocated Parking

There is an allocated parking spaces provided within the car parking area for off road parking.



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welcome to

Enville Way, Highwoods Colchester

- One Bedroom
- First Floor Apartment
- Allocated Parking Space
- Electric Storage Heaters
- Popular Highwoods Location

Tenure: Leasehold EPC Rating: C

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.

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ108811 - 0006

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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