

**Axial Drive, Colchester, CO4 5YJ** 

## welcome to

# **Axial Drive, Colchester**

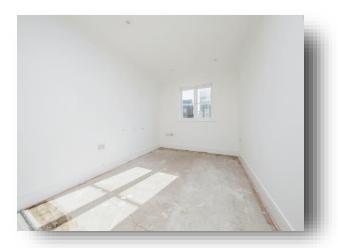
Offered with \*NO ONWARD CHAIN\* this fabulous \*GROUND FLOOR APARTMENT\* offers the potential to make perfect home for first time buyers. Situated on the popular \*BRAISWICK PARK ESTATE\* the property is ideal for \*LOCAL SCHOOLS\*, various shops and \*COLCHESTER NORTH STATION\* for London Liverpool Street.













#### **Entance**

The property is entered via the security entry door leading to:

## **Communal Hallway**

Further access via the rear door, door to the inner lobby and a door leading to:

## **Hallway**

Double glazed window to the rear aspect, built-in cupboard (housing the water tank), wall-mounted electric heater, wall-mounted entry-phone receiver, laminate flooring and doors leading to;

## **Lounge / Kitchen**

22' 6" x 13' 8" max ( 6.86m x 4.17m max )
Double glazed window to the front aspect, two
double glazed windows to the rear aspect, one-anda-half bowl sink and drainer with mixer tap inset to
the work top, wall and floor mounted cupboards and
drawers, built-in electric oven with four-ring electric
hob and cooker hood over, Stainless Steel
splashback, plumbing for a washing machine and
inset spotlights.

#### **Bedroom One**

10' 8" into wardrobes x 9' 10" max ( 3.25m into wardrobes x 3.00m max )

Double glazed window to the front aspect and built-in wardrobes with mirror-fronted sliding doors.

#### **Bedroom Two**

9' 10" x 6' 6" ( 3.00m x 1.98m )

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

## **Shower Room**

Shower cubicle with adjustable shower head and mixer tap, wash hand basin with mixer tap, low level

WC, heated towel rail, extractor fan, inset spotlights, part tiled walls and tiled flooring.

### **Allocated Parking**

An allocated space is provided in the parking area to the front of the property.





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- Two Bedrooms
- **Ground Floor Apartment**
- Open Plan Lounge/Kitchen
- Allocated Parking Space
- No Onward Chain

## Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £145,000







Sunhill Day Nursery Colchester Apprentice Dr Spindle St **Coords** Map data @2025

Please note the marker reflects the postcode not the actual property

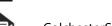
view this property online williamhbrown.co.uk/Property/CSJ108923



Property Ref: CSJ108923 - 0008 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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