



2 Pine Tree Court, Linden Close, Colchester, CO4 3NA



welcome to

2 Pine Tree Court, Linden Close, Colchester

Offered with ***NO ONWARD CHAIN*** this excellent ***GROUND FLOOR APARTMENT*** is ***WELL-PRESENTED THROUGHOUT*** making the perfect home for first time buyers. Situated in a ***POPULAR LOCATION*** the property is ideal for local shops, schools, bus routes and the University of Essex. Viewing is highly recommended.



Entrance

The property is entered via the security entry door to the communal hallway (with a storage cupboard) and a door leading to:

Hallway

Two built-in cupboards and a door leading to:

Bathroom

Obscure double glazed window to the front aspect, enclosed panel bath, wash hand basin with mixer tap and cupboard under, low level WC and a radiator.

Kitchen

8' 6" x 6' 6" (2.59m x 1.98m)

Double glazed window to the front aspect, single sink and drainer with mixer tap inset to the worktop, brick patterned tiled splashbacks, wall and floor mounted cupboards and drawers, built-in electric oven with four-ring gas hob and cooker hood over, plumbing for a washing machine, wall-mounted boiler and tiled flooring.

Bedroom One

11' 10" x 9' 10" (3.61m x 3.00m)

Double glazed window to the front aspect, built-in cupboard and a radiator.

Lounge / Dining Room

16' 10" x 10' 8" (5.13m x 3.25m)

Double glazed sliding patio doors opening onto the rear garden, double glazed window to the rear aspect, built-in cupboard, radiator and laminate flooring.

Rear Garden

The courtyard rear garden is partly block paved with further access via the rear gate.

Outside

Bin shed and storage cupboard.

Parking

There is a communal car parking area providing off road parking.



view this property online williamhbrown.co.uk/Property/CSJ108431



welcome to

2 Pine Tree Court, Linden Close, Colchester

- One Bedroom
- Ground Floor Apartment
- Enclosed Courtyard Garden
- Communal Parking
- No Onward Chain

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.

offers in excess of

£140,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CSJ108431



Property Ref:
CSJ108431 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01206 843464



ColchesterStJohns@williamhbrown.co.uk



42a St Christopher Road, Colchester, Essex,
CO4 0NA



williamhbrown.co.uk