



**Tynedale Square, Highwoods, Colchester, CO4 9SN**

**welcome to**

**Tynedale Square, Highwoods, Colchester**

Offered with NO ONWARD CHAIN this excellent GROUND FLOOR APARTMENT would make the PERFECT HOME FOR FIRST TIME BUYERS. Situated in the SOUGHT AFTER HIGHWOODS AREA the property is convenient for VARIOUS SHOPS, local schools, HIGHWOODS COUNTRY PARK, Colchester North Station and the A12/A120.



### **Entrance**

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

### **Communal Hallway**

Door leading to:

### **Entrance Hall**

Wall-mounted security entry-phone receiver, electric heater and doors leading to;

### **Living Room**

15' 6" x 10' 6" ( 4.72m x 3.20m )

Double glazed French doors to the front with Juliet balcony, double glazed window to the side aspect and an electric heater.

### **Kitchen**

10' 2" x 6' 6" ( 3.10m x 1.98m )

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

### **Bedroom One**

13' x 9' 6" max ( 3.96m x 2.90m max )

Double glazed window to the rear aspect, built-in cupboard (housing the water tanks) and an electric heater.

### **Bedroom Two**

9' 10" x 7' 6" ( 3.00m x 2.29m )

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

### **Bathroom**

Enclosed panel bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level WC, electric heater, extractor fan and part tiled walls.

### **Communal Gardens**

There are communal garden areas within the development.

### **Allocated Parking**

There are two allocated parking spaces provided within the car parking area for off road parking.



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## Tynedale Square, Highwoods Colchester

- Two Bedrooms
- Ground Floor Apartment
- Two Allocated Parking Spaces
- Security Entry-Phone System
- Popular Highwoods Location

Tenure: Leasehold EPC Rating: Awaited

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1980. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSJ109015 - 0002

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