



Treetops Court, Bedford Road, COLCHESTER, CO4 5LS



welcome to

Treetops Court Bedford Road, COLCHESTER

Offered with NO ONWARD CHAIN this excellent TOP FLOOR APARTMENT provides SPACIOUS ACCOMMODATION and is WELL-PRESENTED THROUGHOUT. Situated in a POPULAR LOCATION the property is ideal for LOCAL SCHOOLS, various shops, Colchester General Hospital, COLCHESTER NORTH STATION and the A12/A120.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance

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

Communal Hallway

Stairs to the first floor and a door leading to:

Hallway

Two built-in cupboards (one housing the water tank and one with plumbing for a washing machine), Hyco electric heater, security entry-phone receiver, inset spotlights, laminate flooring and doors leading to;

Living Room

14' 10" x 12' 2" (4.52m x 3.71m)

Double glazed window to the side aspect, Hyco electric heater, inset spotlights and laminate flooring.

Kitchen

10' 2" x 9' 4" (3.10m x 2.84m)

Double glazed window to the side aspect, single sink and drainer with mixer-tap inset to the worktop, range of wall and floor mounted cupboards and drawers, shelving to the walls, built-in electric oven with four-ring electric hob and cooker hood over, Hyco electric heater and inset spotlights.

Bathroom

Enclosed panel bath with mixer tap, wall-mounted Monza electric shower, pedestal wash hand basin with mixer tap, low level WC, heated towel rail, extractor fan, inset spotlights and part tiled walls.

Bedroom One

12' 4" x 12' (3.76m x 3.66m)

Double glazed window to the side aspect, Hyco electric heater and inset spotlights.

Bedroom Two

13' 4" x 8' 2" (4.06m x 2.49m)

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

Garage

There is a garage en bloc within the parking area providing off road parking.

Communal Gardens

There are communal garden areas surrounding the development.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Double Bedrooms
- First Floor Apartment

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1976. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£140,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ109038 - 0004

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.



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