



Willow Tree Court, Hawthorn Avenue, Colchester, CO4 3LW

welcome to

Willow Tree Court, Hawthorn Avenue, Colchester

Offered with NO ONWARD CHAIN this excellent FIRST FLOOR APARTMENT provides WELL PROPORTIONED ACCOMMODATION with the potential to make the PERFECT HOME FOR FIRST TIME BUYERS. Situated in a popular residential area the property is ideal for LOCAL SHOPS, schools, amenities and the University of Essex.



Entrance

The property is entered via the security entry door to the COMMUNAL HALLWAY, stairs to the first floor and a door leading to:

Entrance Hall

Built-in storage cupboard, built-in cupboard (housing the electric meter), radiator, wall-mounted security entry-phone receiver, dado rail and doors leading to;

Lounge / Dining Room

17' x 11' 6" max (5.18m x 3.51m max)

Double glazed sliding patio doors opening onto the balcony, double glazed window to the rear, radiator and a gas fireplace feature (with back boiler).

Kitchen

11' x 9' (3.35m x 2.74m)

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, electric cooker point, plumbing for a washing machine and a radiator.

Bedroom One

13' x 11' 6" (3.96m x 3.51m)

Double glazed window to the front aspect, built-in wardrobe, built-in airing cupboard (housing the water cylinder), radiator and laminate flooring.

Bedroom Two

12' 6" x 9' (3.81m x 2.74m)

Double glazed window to the side aspect, radiator and laminate flooring.

Bathroom

Obscure double glazed window to the rear aspect, enclosed panel bath with mixer tap and shower attachment, wash hand basin, low level WC, radiator and part tiled walls.

Communal Gardens

There are communal garden areas surrounding the development.

Communal Parking

The communal parking area can be found to the rear of the property with access via Conifer Close.



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Willow Tree Court Hawthorn Avenue, Colchester

- Two Bedrooms
- First Floor Apartment
- Balcony to the Front
- Security Entry Phone System
- Communal Parking to the Rear

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 906.50

Ground Rent: 10.00

£145,000



Please note the marker reflects the
postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 12 Nov 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
CSJ109493 - 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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