



Chapman Place, COLCHESTER, CO4 5ZJ

welcome to

Chapman Place, COLCHESTER

Offered with NO ONWARD CHAIN this excellent TOP FLOOR APARTMENT is well-presented throughout making the PERFECT HOME FOR FIRST TIME BUYERS. Situated in a SOUGHT-AFTER LOCATION the property is ideal for VARIOUS LOCAL SHOPS, Colchester North Station, HIGHWOODS COUNTRY PARK and the A12/A120.



Entrance

The property is entered via the communal front door with security entry-phone system leading to the COMMUNAL HALLWAY, stairs to the SECOND FLOOR LANDING and a door leading to:

Entrance Hall

Access to the loft, built-in cupboard (housing the water tank), further built-in cupboard, wall-mounted entry-phone receiver, laminate flooring and doors leading to;

Bedroom One

14' 4" x 8' 10" max (4.37m x 2.69m max)

Double glazed window to the rear aspect, built-in wardrobes, electric heater and laminate flooring.

Bedroom Two

14' 4" x 7' 2" max (4.37m x 2.18m max)

Double glazed window to the rear aspect, electric heater and laminate flooring.

Bathroom

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

Lounge / Dining Area

16' 4" x 10' 4" (4.98m x 3.15m)

Two double glazed windows to the front aspect overlooking the green, electric storage heater and open access to:

Kitchen Area

10' x 5' 8" (3.05m x 1.73m)

Circular stainless steel sink with mixer tap inset to the worktop, brick patterned tiled splashbacks, range of wall and floor mounted matching cupboards and

drawers, built-in electric oven, four-plate electric hob with cooker hood over and plumbing for a washing machine.

Designated Parking

The lease also includes a designated parking space behind the property for off road parking.



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Chapman Place, COLCHESTER

- Two Bedrooms
- Top Floor Apartment
- Open Plan Living Space
- Well-Equipped Kitchen
- Allocated Parking Space

Tenure: Leasehold EPC Rating: C

Service Charge: 1084.50

Ground Rent: 270.00

This is a Leasehold property with details as follows; Term of Lease 200 years from 01 Sep 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

CSJ109454 - 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.



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