



Chapman Place, Colchester, CO4 5ZJ

welcome to

Chapman Place, Colchester

Offered with NO ONWARD CHAIN this excellent FIRST FLOOR APARTMENT is well-presented throughout making the PERFECT HOME FOR FIRST TIME BUYERS. Situated in the POPULAR MYLAND AREA the property is convenient for VARIOUS SHOPS, local schools, HIGHWOODS COUNTRY PARK and the A12/120.



Entrance

The property is entered via the communal front door with security entry phone system to the front of the building leading to:

Communal Hallway

Stairs to the first floor and a door leading to:

Hallway

Two built-in cupboards (one housing the water cylinder), wall-mounted Creda electric heater, wall-mounted security entry-phone receiver and doors leading to;

Bedroom One

Double glazed window to the side aspect, built-in wardrobes and a wall-mounted Creda electric heater.

Bedroom Two

Double glazed window to the side aspect and a wall-mounted electric heater.

Bathroom

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

Open Plan Living Space

Lounge / Dining / Kitchen

Double glazed French doors to the side aspect with Juliet balcony, double glazed window to the opposite side aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor mounted matching cupboards and drawers, built-in electric oven with four-ring electric hob and cooker hood over, plumbing for a washing machine and a wall-mounted Creda electric heater.

Allocated Parking

An allocated parking space is provided in the car parking area for off road parking.



view this property online williamhbbrown.co.uk/Property/CSJ109745



welcome to

Chapman Place, Colchester

- Two Double Bedrooms
- First Floor Apartment
- Open Plan Living Space
- Modern Fitted Kitchen
- Allocated Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 386.00

Ground Rent: Ask Agent

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.

£145,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CSJ109745](https://www.williamhbrown.co.uk/Property/CSJ109745)



Property Ref:
CSJ109745 - 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](https://www.williamhbrown.co.uk)