



GEORGE WILLIAMS WAY, COLCHESTER, ESSEX, CO1

GUIDE PRICE £129,995





We are delighted to offer this well presented; one-bedroom top floor apartment located within walking distance to Colchester City Centre with vacant possession. This property comprises of a lounge/diner, double bedroom, bathroom and kitchen with appliances. Further benefitting from gas central heating and permit parking for one vehicle. An early viewing is advised to appreciate the accommodation to offer.

ENTRANCE HALL

Fitted carpets, one gas radiator and a storage cupboard.

LOUNGE/DINER

20' 56" x 9' 12" (7.52m x 3.05m) UPVC double glazed window to the front and rear, 2 x radiators, fitted carpet.

KITCHEN

6' 53" x 6' 64" (3.18m x 3.45m) UPVC double glazed window to the rear, eye level and base units with over worktops, inset stainless steel sink, extractor fan, integrated oven/hob, washing machine, fridge/freezer, 1 x radiator, tiled flooring.





BEDROOM ONE

10' 17" x 9' 88" (3.48m x 4.98m) UPVC double glazed window to the front, double built in wardrobe, 1 x radiator, fitted carpet.

BATHROOM

6' 29" x 6' 44" (2.57m x 2.95m) UPVC double glazed window to the rear, bath with over shower, low level wc, hand wash basin, tiled flooring.

PARKING

Permit parking for one vehicle.

102 years remaining on the lease.

EPC Rating - C

Service Charge - £614.86 per annum

Ground Rent - £150.00 per annum

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		