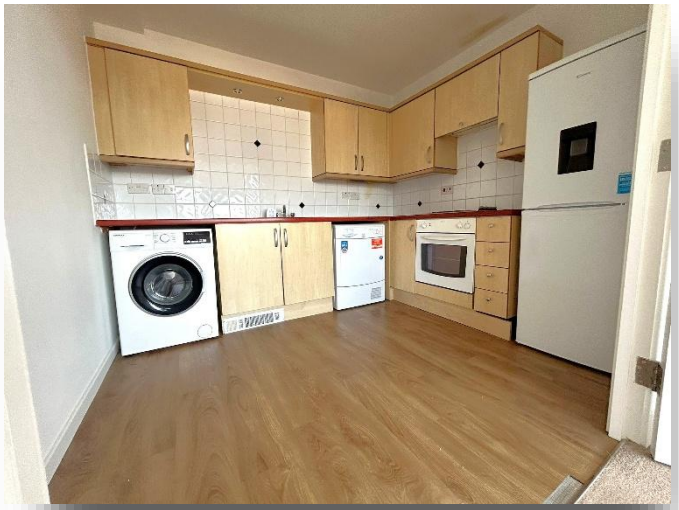






Charles House, St. Peters Street, Colchester, CO1 1BY

william h brown

welcome to

Charles House, St. Peters Street, Colchester

- NO ONWARD CHAIN
- Top Floor Apartment
- Spacious Living Accommodation
- Two Double Bedrooms
- Shower Room & Bathroom
- Residents Parking
- City Centre Location

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: £3251.81 p/a
Ground Rent: £175 p/a

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£110,000

Entrance Door To:

Entrance Hall
Electric heater, built-in cupboard.

Lounge/Diner
16' 10" max x 10' 7" max (5.13m max x 3.23m max)
Three windows to rear, electric heater, double doors to:

Kitchen
9' 9" max x 8' 4" max (2.97m max x 2.54m max)
Range of matching base and eye level units, work surfaces, inset sink and drainer unit, tiled splashbacks, built-in oven and hob with extractor over, spaces for tall fridge/freezer + washing machine + dishwasher.

Bedroom One
14' 2" x 10' 9" (4.32m x 3.28m)
Window to rear, electric heater, door to:

En Suite
Shower cubicle, pedestal wash hand basin and low level w.c., part tiled walls, extractor fan.

Bedroom Two
10' 7" x 9' 10" (3.23m x 3.00m)
Window to rear, electric heater.

Bathroom
Panel enclosed bath with shower over and screen, pedestal wash hand basin and low level w.c., part tiled walls, extractor fan.

Outside
The property benefits from allocated parking.







view this property online williamhbrown.co.uk/Property/CCS121537

The Property Ombudsman

Property Ref:
CCS121537 - 0005

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 577772

Colchester@williamhbrown.co.uk

8 Culver Street West, COLCHESTER, Essex, CO1 1JG

williamhbrown.co.uk