





George Williams Way, Colchester, CO1 2JZ

william h brown

welcome to

George Williams Way, Colchester

- NO ONWARD CHAIN
- Second Floor Apartment
- Spacious Lounge & Separate Kitchen
- Double Bedroom
- Wet Room
- Allocated Parking
- Close To Amenities, Station & City Centre

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£110,000

Communal Entrance Door To:

Communal Entrance Hall
With stairs to second floor.

Entrance Door To:

Entrance Hall
Built-in storage cupboard, doors to:

Lounge
18' 7" x 10' 11" (5.66m x 3.33m)
Double glazed window to rear, double glazed window to side, door to:

Kitchen
10' 10" max x 5' 10" max (3.30m max x 1.78m max)
Double glazed window to side, range of base and eye level units, work surfaces, inset sink and drainer unit, tiled splashbacks, integrated oven and hob with extractor hood over, space for appliances.

Bedroom
14' 9" max x 9' 3" max (4.50m max x 2.82m max)
Double glazed window to side, built-in wardrobe.

Wet Room / Shower Room
Double glazed window to side, shower unit, low level w.c., wash hand basin.

Outside
The property benefits from allocated parking.







view this property online williamhbrown.co.uk/Property/CCS121792

The Property Ombudsman

Property Ref:
CCS121792 - 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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