



Friday Wood Green, COLCHESTER, CO2 8XE

welcome to

Friday Wood Green, COLCHESTER

OFFERED WITH SHARE OF FREEHOLD!! This first floor apartment is situated to the south of Colchester and offers excellent access to lovely walks in Friday Woods. The property could be an ideal first time purchase or investment opportunity and early viewing is advised.



This two double bedroom first floor apartment is being sold with the benefit of a SHARE OF THE FREEHOLD.

Accommodation comprises entrance hall, lounge/diner, kitchen, two double bedrooms and family bathroom. Externally there is allocated parking and communal grounds.

Communal Entrance Door To:

Communal Entrance Hall

With stairs to first floor.

Entrance Door To:

Hallway

Storage cupboard, cupboard housing hot water cylinder, solid Oak flooring, telephone entry system, doors to:

Lounge / Diner

Double glazed box bay window to front, solid Oak flooring, electric radiator, woodland views.

Kitchen

Fitted kitchen comprising range of base and eye level units and drawers, work surfaces, inset stainless steel sink and drainer unit with mixer tap, tiled splashbacks, integrated oven and hob with extractor hood over, space and plumbing for washing machine, space for American style fridge/freezer, laminate wood flooring.

Bedroom One

Double glazed window to rear, laminate flooring, electric radiator.

Bedroom Two

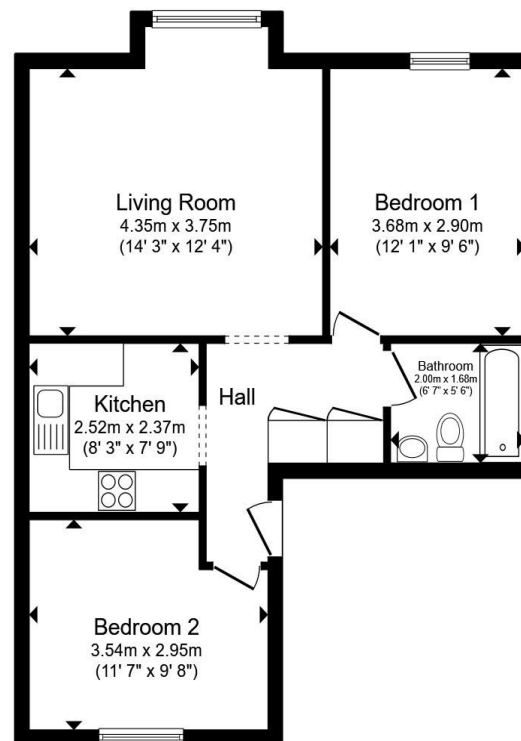
Double glazed window to front, electric radiator, laminate flooring.

Bathroom

Three piece suite comprising panel enclosed bath with shower over, low level w.c. and wash hand basin, towel rail.

Outside

The property benefits from allocated parking and communal gardens.



Total floor area 55.0 m² (592 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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h brown



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welcome to

Friday Wood Green, COLCHESTER

- SHARE OF FREEHOLD
- First Floor Apartment
- Kitchen & Lounge/Diner
- Two Double Bedrooms
- Family Bathroom
- Allocated Parking
- Communal Gardens

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1380.00

Ground Rent: Ask Agent

offers in excess of

£160,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
CCS121469 - 0004

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.

directions to this property:

Refer to map



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