



Oriel House, North Hill, Colchester, CO1 1PY

welcome to

Oriel House North Hill, Colchester

- OPEN PLAN LOUNGE/DINER/KITCHEN
- DOUBLE BEDROOM
- BATHROOM
- CITY CENTRE LOCATION
- IDEAL FIRST TIME BUY OR INVESTMENT

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: B Service Charge: 1200.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 135 years from 01 Jul 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£130,000

This one bedroom first floor apartment is situated in the heart of Colchester, a stones throw from shops, amenities, cafes, restaurants & Castle Park. Transport links are also within easy reach with Colchester town train station, as well as North Station with direct links to London Liverpool Street.

Entrance Hall

Lounge / Diner / Kitchen

22' 10" max x 10' 9" max (6.96m max x 3.28m max)

Laminate wood flooring, heater, upvc double glazed window, upvc double glazed windows and doors to outside. Kitchen area comprising range of light base and eye level units, work surfaces, inset stainless steel sink and drainer with mixer tap, integrated oven and hob with extractor over, space for appliances.

Bedroom

12' 1" x 9' 10" (3.68m x 3.00m)

Carpet, heater, upvc double glazed window.

Bathroom

White suite comprising panel enclosed bath with shower over and screen, wall mounted wash hand basin, concealed cistern w.c., vanity work surface, heated towel rail, tiled floor.

Agents Note

This property benefits from Virgin Media.



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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.



Property Ref:

CCS121284 - 0003

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