



**Harvard Court, Colchester, CO4 9SQ**



**welcome to**

## **Harvard Court, Colchester**

This excellent GROUND FLOOR APARTMENT is well-presented throughout making the PERFECT HOME FOR FIRST TIME BUYERS. Situated in a POPULAR CUL-DE-SAC off Eastwood Drive the property is ideal for LOCAL SCHOOLS, various shops, HIGHWOODS COUNTRY PARK, Colchester North Station and the A12/A120.



### **Entrance**

The property is entered via the communal front door leading to:

### **Entrance Hall**

Built-in cupboard (housing the water tank) and doors leading to;

### **Bedroom One**

12' 6" x 11' max ( 3.81m x 3.35m max )

Double glazed window to the side aspect and an electric heater.

### **Bedroom Two**

10' 10" x 7' 8" ( 3.30m x 2.34m )

Double glazed window to the rear aspect and an electric heater.

### **Bathroom**

Obscure double glazed window to the side aspect, enclosed panel bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, wall-mounted Dimplex electric heater and part tiled walls.

### **Lounge / Dining Room**

15' 6" x 11' 2" max ( 4.72m x 3.40m max )

Double glazed window to the front aspect, electric heater and a doorway leading to:

### **Kitchen**

10' 6" x 7' 4" ( 3.20m x 2.24m )

Double glazed window to the front aspect, single sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor mounted cupboards and drawers, electric cooker point, plumbing for a washing machine and a wall-mounted Dimplex electric heater.

### **Communal Gardens**

There are communal garden areas within the development.

### **Allocated Parking**

There is one allocated parking space provided for off road parking.



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## **Harvard Court, Colchester**

- Two Bedrooms
- Ground Floor Apartment
- Lounge/Dining Room
- Allocated Parking Space
- Popular Highwoods Location

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 996.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1980. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£165,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSJ107430 - 0004

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