



Barcro Square, Colchester, CO1 1FB

welcome to

Barcro Square, Colchester

This modern and beautifully presented upper floor apartment is situated within walking distance of North Station with direct links to London Liverpool Street, as well as supermarket, shops and amenities. Colchester's city centre and the A12 are also within easy reach.



This stunning modern apartment is situated on the north side of the city, offering excellent access to amenities and transport links both by rail and road.

Accommodation comprises spacious entrance hallway, open plan lounge/diner/kitchen with French doors onto a lovely balcony, master bedroom with en suite shower room, further bedroom and family bathroom.

Externally there is an allocated parking space.

Communal Entrance Door To:

Communal Entrance Hall

With stairs to upper floors.

Entrance Door To:

Entrance Hall

Wood effect flooring, radiator, two built-in cupboards, doors to:

Lounge / Diner / Kitchen

Upvc double glazed windows to side and door to Balcony, two radiators, laminate wood flooring, range of matching base and eye level units, work surfaces, inset sink and drainer unit, integrated oven and four ring gas hob with stainless steel splashback and extractor hood over, space for washing machine, space for American style fridge/freezer.

Bedroom One

Upvc double glazed window, carpet, radiator.

En Suite

White suite comprising tiled shower cubicle, low level w.c. and pedestal wash hand basin, part tiled walls, extractor fan.

Bedroom Two

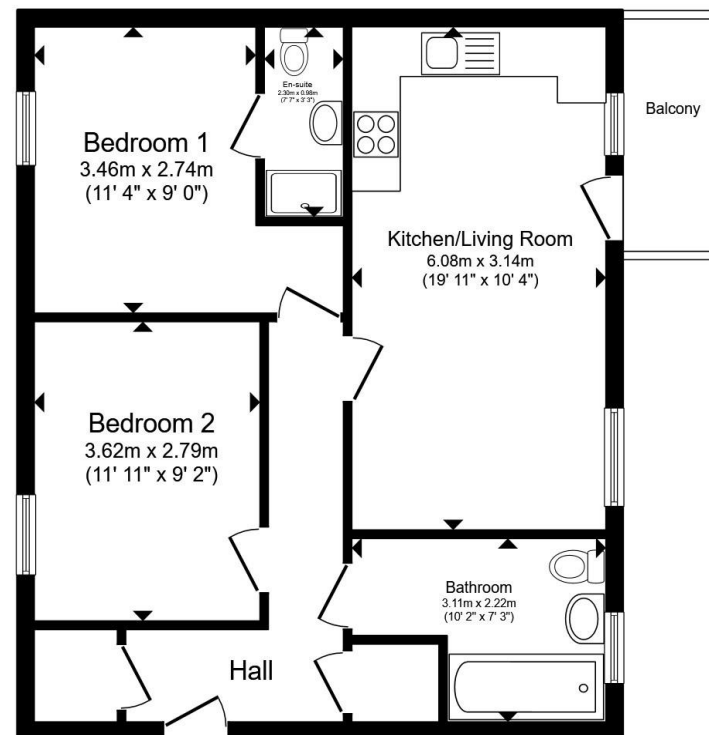
Upvc double glazed window, radiator, carpet.

Bathroom

Upvc obscure double glazed window, white suite comprising panel enclosed bath, low level w.c. and pedestal wash hand basin, part tiled walls, radiator and towel hanging rail.

Outside

The property benefits from allocated parking space.



Total floor area 59.3 m² (638 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


william
h brown



view this property online williamhbrown.co.uk/Property/CCS121422



welcome to

Barcro Square, Colchester

- Modern Upper Floor Apartment
- Open Plan Lounge/Diner/Kitchen
- Balcony
- Two Double Bedrooms
- En Suite & Family Bathroom
- Allocated Parking
- WALK TO NORTH STATION

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 800.00

Ground Rent: 210.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£210,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CCS121422



Property Ref:
CCS121422 - 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.



william h brown



01206 577772



Colchester@williamhbrown.co.uk



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



williamhbrown.co.uk