

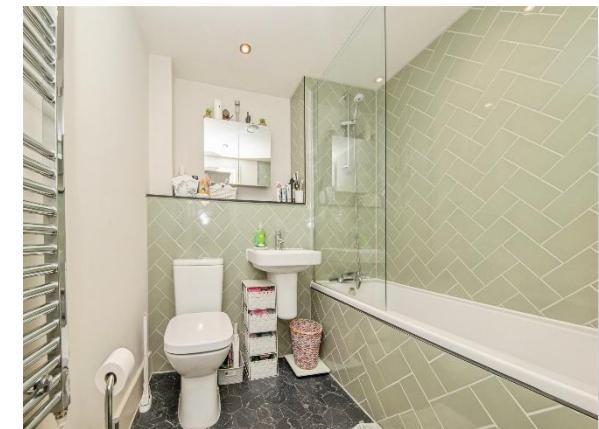


**Reverdy House, Earlswood Way, COLCHESTER, CO2 9JP**

**welcome to**

## **Reverdy House, Earlswood Way, COLCHESTER**

This modern two bedroom apartment is situated on the south side of Colchester, around two miles from Colchester's city centre and train station. The property benefits from generous accommodation and could be an ideal first time purchase or investment opportunity.



**Early viewing is strongly advised of this well presented ground floor apartment offering good access to local amenities, schools, doctors surgery and Abbey Fields recreation ground. Accommodation comprises entrance hall, lounge/diner, kitchen, two good size bedrooms and a family bathroom. Externally there is allocated parking and communal grounds.**

#### **Entrance Door To:**

##### **Hallway**

Built-in cupboard, doors to:

##### **Lounge / Diner**

Upvc double glazed windows to rear and side, upvc double glazed external door to side, carpet, heater, open access to:

##### **Kitchen**

Upvc double glazed window to rear, herringbone laminate wood flooring, range of base and eye level units, work surfaces, inset stainless steel sink and drainer unit with hose mixer tap, integrated oven and hob with extractor over, breakfast bar, ceiling spotlights.

##### **Bedroom One**

Upvc double glazed window to side, wall heater, carpet.

##### **Bedroom Two**

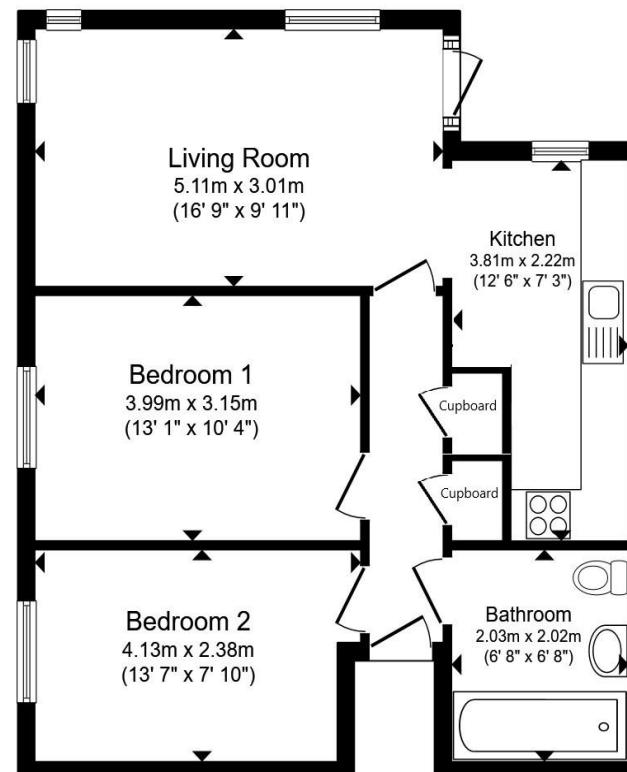
Upvc double glazed window to side, carpet, wall heater,

##### **Bathroom**

Modern bathroom comprising bath with shower over and glass screen, wall mounted wash hand basin and low level w.c., part tiled walls, heated towel rail, vanity work surface, tiled floor, spotlights

##### **Outside**

The property benefits from allocated parking, as well as communal grounds.



**Floor Plan**

**Total floor area 58.0 m<sup>2</sup> (624 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](http://www.propertybox.io)



welcome to

## Reverdy House, Earlswood Way, COLCHESTER

- Modern Ground Floor Apartment
- Spacious Living Accommodation
- Two Good Size Bedrooms
- Family Bathroom
- Allocated Parking & Communal Gardens
- Ideal First Time Purchase Or Investment

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1714.44

Ground Rent: 165.00

offers in excess of

# £180,000



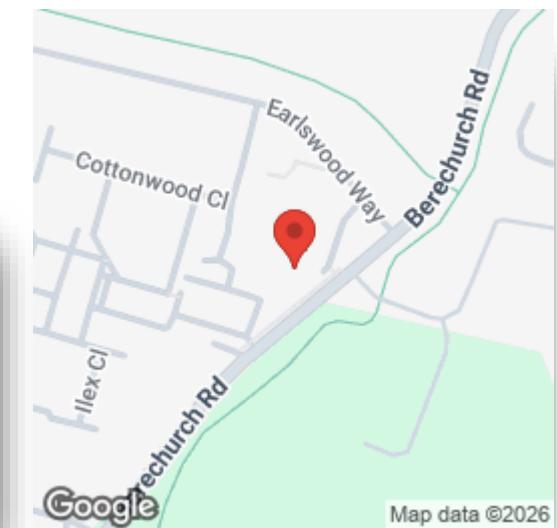
**view this property online** [williamhbrown.co.uk/Property/CCS120508](http://williamhbrown.co.uk/Property/CCS120508)

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Mar 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.

### directions to this property:

Refer to map



Please note the marker reflects the postcode not the actual property



Property Ref:  
CCS120508 - 0003

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