



Wheelwright Place, Mile End, Colchester, CO4 5ZF

welcome to

Wheelwright Place, Mile End Colchester

- NO ONWARD CHAIN
- First Floor Apartment
- Spacious Open Plan Living Accommodation
- Generous Double Bedroom
- Bathroom
- Off Road Parking
- Close To Station & Amenities

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£105,000

view this property online williamhbrown.co.uk/Property/CCS120904



Property Ref:

CCS120904 - 0003

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.

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Offered with NO ONWARD CHAIN, this first floor apartment is situated on the north side of Colchester, offering excellent access to local shops, amenities, schools, hospital and North Station with direct links to London Liverpool Street.

Communal Entrance Door To:

Communal Entrance Hall

With stairs to first floor.

Entrance Door To:

Entrance Hall

Electric radiator, carpet, boiler cupboard, doors to:

Kitchen / Lounge / Diner

24' 3" x 12' 2" (7.39m x 3.71m)

Wood effect flooring to kitchen area and carpet to lounge/dining area, electric heater, electric radiator, double glazed window. Kitchen area comprising matching units, work surfaces, inset sink and drainer unit, integrated oven and hob with stainless steel splashback and extractor hood over, integrated fridge/freezer, ceiling spotlights.

Bedroom

13' 4" x 8' 3" (4.06m x 2.51m)

Upvc double glazed window, electric radiator, carpet.

Bathroom

Wood effect flooring, white suite comprising panel enclosed bath with shower over, low level w.c. and wall mounted wash hand basin, part tiled walls, electric heater towel rail.

Outside

The property benefits from a parking space.



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