



The Dell, Colchester, CO1 2YH

welcome to

The Dell, Colchester

- Modern Over 55s Apartment
- Spacious Living Accommodation
- Double Bedroom
- Shower Room
- Communal Facilities
- Residents Parking
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£75,000

view this property online williamhbrown.co.uk/Property/CCS121243

Situated in a short walk from Colchester's centre is this one bedroom upper floor over 55s apartment. The property benefits from communal living/social room, communal laundry room, communal garden & parking, as well as on site warden linked to in-house emergency system.

Communal Entrance Door To:

Communal Entrance Hall

With stairs and lift to upper floors.

Entrance Door To:

Hallway

Built-in cupboard, doors to:

Lounge / Diner

Double glazed windows to rear and side, carpet to lounge area, laminate wood floor to dining area, radiator, door to:

Kitchen

Double glazed window to rear, base and eye level units, work surfaces, inset sink and drainer, tiled splashbacks, built-in oven, integrated hob with extractor over, space for appliances, laminate wood effect flooring.

Bedroom

Double glazed window to side, built-in wardrobe, radiator, carpet.

Shower Room

Double shower cubicle, wash hand basin set into vanity unit, low level w.c., heated towel rail.

Outside

The property benefits from access to a courtyard garden, as well as residents parking.



Property Ref:

CCS121243 - 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.

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