



Bradford Drive, Colchester, CO4 5ZB

welcome to

Bradford Drive, Colchester

- Upper Floor Apartment
- Spacious Living Accommodation
- Two Double Bedrooms
- En Suite & Bathroom
- Allocated Parking Space
- Close To North Station & General Hospital
- Idea Investment Opportunity

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1920.00

Ground Rent: 202.34

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Sep 2005. 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

£160,000

view this property online williamhbrown.co.uk/Property/CCS120729



Property Ref:

CCS120729 - 0002

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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Entrance Door To:

Entrance Hall

Electric radiator, airing cupboard housing hot water cylinder.

Lounge / Diner

15' 7" x 11' 4" max (4.75m x 3.45m max)
Double glazed windows to side and rear, electric radiator.

Kitchen

8' 6" x 8' 2" (2.59m x 2.49m)
Double glazed window to side, range of base and eye level units, roll edge work surfaces, inset sink and drainer unit, double oven and four ring electric hob with extractor hood over, integrated fridge/freezer + washing machine + dishwasher, part tiled walls, tiled floor.

Bedroom One

13' 10" max x 10' 8" max (4.22m max x 3.25m max)
Double glazed windows to side and rear, electric radiator, door to:

En Suite

Three piece suite comprising shower cubicle, pedestal wash hand basin and low level w.c., tiled floor, extractor fan.

Bedroom Two

13' x 9' 6" (3.96m x 2.90m)
Double glazed window to side, electric radiator.

Bathroom

Obscure double glazed window to side, panel enclosed bath with shower over, pedestal wash hand basin and low level w.c., part tiled walls, tiled floor, extractor fan, heated towel rail.

Outside

The property benefits from one allocated parking space.

There is a communal store room.



william h brown



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