



Chapman Place, Colchester, CO4 5ZJ

welcome to

Chapman Place, Colchester

Offered with NO ONWARD CHAIN this excellent TOP FLOOR APARTMENT is well-presented throughout making the PERFECT HOME FOR FIRST TIME BUYERS with viewing recommended. Situated in the POPULAR MYLAND AREA the property is ideal for VARIOUS SHOPS, local schools, HIGHWOODS COUNTRY PARK and the A12/120.



Entrance

The property is entered via the communal front door with security entry phone system to the front of the building leading to:

Communal Hallway

Stairs to the second floor landing and a door leading to:

Hallway

Double glazed window to the front aspect, two built-in cupboards (one housing the water tank with shelving), wall-mounted Airmaster electric heater, wall-mounted security entry-phone receiver and doors leading to;

Bedroom One

11' 2" x 9' (3.40m x 2.74m)

Double glazed window to the rear aspect, built-in wardrobes and a wall-mounted Airmaster electric heater.

Bedroom Two

11' 2" x 6' 10" (3.40m x 2.08m)

Double glazed window to the rear aspect and a wall-mounted Airmaster electric heater.

Bathroom

Enclosed panel bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level WC, wall-mounted Creda electric heater, shaver point, extractor fan and part tiled walls.

Open Plan Living Space Lounge Area

14' 8" x 11' 8" (4.47m x 3.56m)

Double glazed window to the rear aspect, wall-mounted Airmaster electric heater and open access

to:

Kitchen Area

11' 8" x 6' 6" (3.56m x 1.98m)

Double glazed window to the front aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor mounted cupboards and drawers, built-in electric oven, four-ring electric hob with cooker hood over and plumbing for a washing machine.

Allocated Parking

There is an allocated parking space providing off road parking for one vehicle.



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welcome to

Chapman Place, Colchester

- Two Bedroom
- Popular Myland Location
- Top Floor Apartment
- Open Plan Living Space
- Allocated Parking

Tenure: Leasehold EPC Rating: C

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.

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ109460 - 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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