



Harvard Court, Colchester, CO4 9SQ

welcome to

Harvard Court, Colchester

This excellent GROUND FLOOR APARTMENT is well-presented throughout making the PERFECT HOME FOR FIRST TIME BUYERS. Situated in a POPULAR CUL-DE-SAC off Eastwood Drive the property is ideal for LOCAL SCHOOLS, various shops, HIGHWOODS COUNTRY PARK, Colchester North Station and the A12/A120.



Entrance

The property is entered via the communal front door leading to:

Entrance Hall

Built-in cupboard (housing the water tank) and doors leading to;

Bedroom One

12' 6" x 11' max (3.81m x 3.35m max)

Double glazed window to the side aspect and an electric heater.

Bedroom Two

10' 10" x 7' 8" (3.30m x 2.34m)

Double glazed window to the rear aspect and an electric heater.

Bathroom

Obscure double glazed window to the side aspect, enclosed panel bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, wall-mounted Dimplex electric heater and part tiled walls.

Lounge / Dining Room

15' 6" x 11' 2" max (4.72m x 3.40m max)

Double glazed window to the front aspect, electric heater and a doorway leading to:

Kitchen

10' 6" x 7' 4" (3.20m x 2.24m)

Double glazed window to the front aspect, single sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor mounted cupboards and drawers, electric cooker point, plumbing for a washing machine and a wall-mounted Dimplex electric heater.

Communal Gardens

There are communal garden areas within the development.

Allocated Parking

There is one allocated parking space provided for off road parking.



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- Two Bedrooms
- Ground Floor Apartment
- Lounge/Dining Room
- Allocated Parking Space
- Popular Highwoods Location

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 996.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1980.
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



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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.



Property Ref:
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