



**Apprentice Drive, Colchester CO4 5SE**



**welcome to**

## **Apprentice Drive, Colchester**

Situated on the north side of Colchester, this modern first floor apartment offers excellent access to local amenities, A12, school, golf club and north station. The property could be an ideal first time purchaser or investment opportunity and an early viewing is strongly advised.



**This lovely apartment offers modern and beautifully presented accommodation and is located within 1 mile of Colchester's mainline train station with direct links to London Liverpool Street in around 50 minutes.**

**Accommodation comprises entrance hall, spacious open plan lounge/diner/kitchen which is light and airy with Juliet balcony, master bedroom with en suite shower room, second bedroom and family bathroom.**

**Externally there is allocated parking.**

**Communal Entrance Door To:**

**Communal Entrance Hall**

With stairs to first floor.

**Entrance Door To:**

**Hallway**

Built-in storage cupboard, carpet, heater, doors to:

**Lounge / Diner / Kitchen**

Lounge/Dining Area: Double glazed doors to side to Juliet balcony, carpet, heater.

Kitchen Area: Double glazed window to rear, range of matching base and eye level units, inset sink and drainer unit, integrated oven and hob with extractor over, space for tall fridge/freezer, spaces for washing machine and dishwasher, laminate flooring.

**Bedroom One**

Double glazed window to side, double glazed doors to side to Juliet balcony, carpet, heater, two built-in cupboards/wardrobes, door to:

**En Suite**

Modern suite comprising shower cubicle, low level w.c. and pedestal wash hand basin, part tiled walls, heated towel rail, extractor fan.

**Bedroom Two**

Double glazed doors to side to Juliet balcony, carpet, heater.

**Bathroom**

Modern suite comprising panel enclosed bath, concealed cistern w.c. and wall mounted wash hand basin, part tiled walls, laminate wood flooring, heated towel rail, double glazed window to side.

**Outside**

The property benefits from ALLOCATED PARKING.



Total floor area 60.6 m<sup>2</sup> (652 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**view this property online** [williamhbrown.co.uk/Property/CCS120281](http://williamhbrown.co.uk/Property/CCS120281)



william  
h brown

**welcome to**

## **Apprentice Drive, Colchester**

- Modern First Floor Apartment
- Open Plan Lounge/Diner/Kitchen
- Two Bedrooms
- En Suite & Family Bathroom
- Allocated Parking
- Close To North Station & A12
- Well Presented Throughout

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 700.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £170,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CCS120281](https://williamhbrown.co.uk/Property/CCS120281)



Property Ref:  
CCS120281 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01206 577772**



[Colchester@williamhbrown.co.uk](mailto:Colchester@williamhbrown.co.uk)



8 Culver Street West, COLCHESTER, Essex, CO1 1JG



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**