



**Dale Close, Stanway, COLCHESTER, CO3 0FG**

**welcome to**

**Dale Close, Stanway COLCHESTER**

This one bedroom first floor flat is situated in the popular Stanway area of Colchester, offering excellent access to shops and amenities at Tollgate Centre Shopping Park and Stane Retail Park. The property is located around 3 miles from the city centre and a little over 3 miles from North Station.



**Offering an ideal first time purchase opportunity, this first floor apartment is situated on the west side of Colchester, within close proximity of shops, restaurants, cafes, A12 and transport links.**

**Accommodation comprises entrance hall, lounge, kitchen, large double bedroom, bathroom and large loft space.**

**Externally there is allocated parking for one car.**

#### **Communal Entrance Door To:**

#### **Communal Entrance Hall**

With stairs to first floor.

#### **Entrance Door To:**

#### **Entrance Hall**

Loft access, doors to all rooms.

#### **Lounge**

12' 1" x 9' 1" ( 3.68m x 2.77m )

Double glazed window to side, electric heater, access to:

#### **Kitchen**

8' max x 4' 1" max ( 2.44m max x 1.24m max )

Range of base and eye level units, work surfaces, inset sink and drainer unit, electric cooker with extractor hood over, spaces for washing machine and tumble dryer, vinyl flooring, double glazed window to side.

#### **Bedroom**

Irregular Shaped Room 16' max x 9' max + cupboard ( 4.88m max x 2.74m )

Double glazed window to side, electric radiator, built-in cupboard with shelving.

#### **Bathroom**

Three piece suite comprising panel enclosed bath with shower over, pedestal wash hand basin and low level w.c., heated towel rail, part tiled, luxury vinyl tile flooring, double glazed window to side.

#### **Loft Space**

There is a large insulated loft space.

#### **Outside**

The property benefits from allocated parking space.



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.focalagent.com](http://www.focalagent.com)



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## Dale Close, Stanway COLCHESTER

- First Floor Apartment In Popular Stanway
- Spacious Living Accommodation
- Large Double Bedroom
- Three Piece Bathroom
- Allocated Parking Space
- Close To Amenities & Transport Links
- Ideal First Time Purchase

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1514.48

Ground Rent: 250.00

offers in excess of

# £130,000



Please note the marker reflects the postcode not the actual property

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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.



Property Ref:  
CCS119963 - 0003

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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](http://williamhbrown.co.uk)