



Roman Wall, Northgate Street, Colchester, CO1 1HW

welcome to

Roman Wall, Northgate Street, Colchester

- Modern Ground Floor Apartment
- Spacious Open Plan Living Accommodation
- Generous Double Bedroom
- Bathroom
- Allocated Parking Space
- City Centre Position
- IDEAL INVESTMENT OPPORTUNITY

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 264.00

Ground Rent: 328.80

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£145,000

view this property online williamhbrown.co.uk/Property/CCS120780



Property Ref:

CCS120780 - 0003

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.

Entrance Door To:

Lounge / Diner / Kitchen

16' 1" max x 13' 3" max (4.90m max x 4.04m max)

Range of matching base and eye level units, roll edge work surfaces, inset sink and drainer unit with mixer tap, built-in oven and hob with stainless steel splashback and extractor over, built-in fridge/freezer and washing machine, laminate wood flooring, radiator, spotlights, upvc double glazed window, door to:



Bedroom

15' 11" max x 9' 4" max (4.85m max x 2.84m max)

Carpet, radiator, built-in cupboard, spotlights, door to:



Bathroom

6' 8" max x 6' 8" max (2.03m max x 2.03m max)

Panel enclosed bath with shower over and screen, wall mounted wash hand basin and concealed cistern w.c., tiled floor, part tiled walls, heated towel rail, spotlights, extractor fan.

Outside

There is allocated parking for one car.



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