



**Hanbury Gardens, Highwoods, Colchester, CO4 9TT**



**welcome to**

**Hanbury Gardens, Highwoods, Colchester**

Offered with NO ONWARD CHAIN this charming FIRST FLOOR APARTMENT offers the potential to make the IDEAL HOME FOR FIRST TIME BUYERS. Situated in a SOUGHT-AFTER LOCATION the property is convenient for LOCAL SHOPS, Highwoods Country Park, COLCHESTER NORTH STATION and the A12/A120.



### **Entrance**

The property is entered via the communal front door with security entry-phone system leading to the COMMUNAL HALLWAY with stairs to the first floor and a further door leading to:

### **Entrance Hall**

Access to the loft, wall-mounted security entry-phone receiver, built-in cupboard (housing the water tank) and doors leading to;

### **Lounge / Dining Room**

14' 8" x 13' 2" ( 4.47m x 4.01m )

Two sash windows to the front aspect, electric heater and an open arched doorway leading to:

### **Kitchen**

7' 2" x 6' 10" ( 2.18m x 2.08m )

Sash 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 and plumbing for a washing machine.

### **Bedroom One**

11' 6" plus recess x 10' 2" ( 3.51m plus recess x 3.10m )

Two sash windows to the side aspect, built-in cupboard and an electric heater.

### **Bedroom Two**

13' 8" x 7' ( 4.17m x 2.13m )

Sash windows to the rear and side aspects and an electric heater.

### **Bathroom / Wc**

Enclosed panel bath with mixer tap, pedestal wash hand basin with mixer tap, low level WC, shaver point, extractor fan and part tiled walls.

### **Carport & Parking**

There is a carport and allocated parking space in the car parking area providing off road parking.

### **Communal Gardens**

There are communal garden area surrounding the development.



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## Hanbury Gardens, Highwoods Colchester

- Two Bedrooms
- First Floor Apartment
- Lounge/Dining Room
- Carport and Allocated Space
- No Onward Chain

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: 1441.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSJ109682 - 0005

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