



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.

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ109682 - 0004

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 843464



ColchesterStJohns@williamhbrown.co.uk



42a St Christopher Road, Colchester, Essex,
CO4 0NA



williamhbrown.co.uk