



George Williams Way, COLCHESTER, CO1 2JP

welcome to

George Williams Way, COLCHESTER

Early viewing is advised of this well presented modern second floor apartment, ideally situated for access to local supermarket and a short walk from the city centre and Colchester town train station. The property could be an ideal first time purchase.



This lovely upper floor apartment offering spacious and well presented accommodation throughout, whilst benefitting from excellent access to the city centre and transport links.

The entrance door gives access to a hallway with doors to spacious and light lounge/diner with doors onto a Juliette balcony, modern kitchen, two double bedrooms and a modern shower room.

Externally there is allocated parking.

Communal Entrance Door To:

Communal Entrance Hall

With stairs to second floor.

Entrance Door To:

Entrance Hall

Large coat cupboard, further cupboard, laminate wood flooring, radiator, doors to all rooms.

Lounge / Diner

Upvc double glazed window, upvc double glazed French doors to Juliet balcony, laminate wood flooring, radiator.

Kitchen

Modern range of matching high gloss base and eye level units, work surfaces, inset circular stainless steel sink and drainer unit with mixer tap, tiled splashbacks, integrated oven and hob with extractor, space for washing machine, space for fridge/freezer, laminate wood flooring, upvc double glazed window, wall mounted gas boiler.

Bedroom One

Upvc double glazed doors to Juliette balcony, laminate wood flooring, radiator, built-in wardrobe.

Bedroom Two

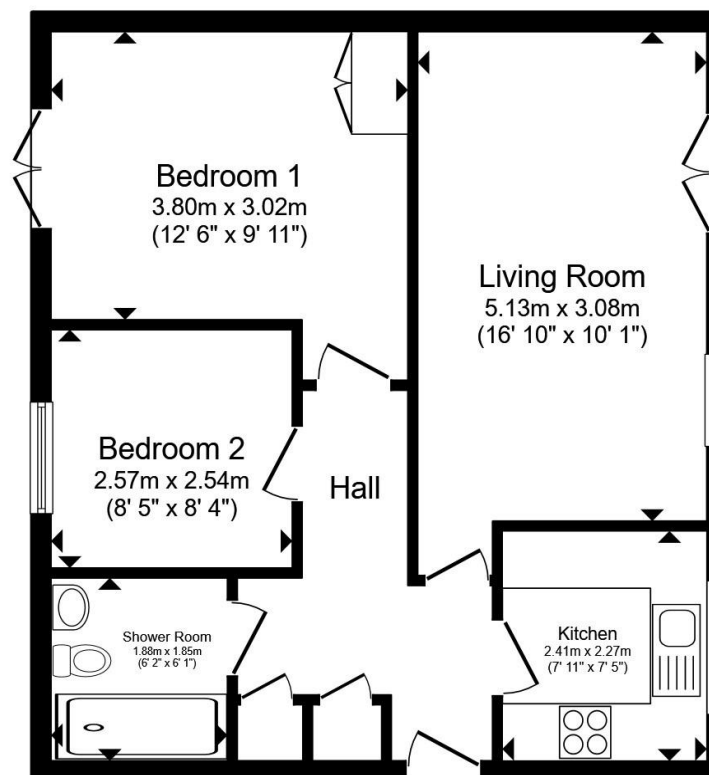
Upvc double glazed window, laminate wood flooring, radiator.

Shower Room

Modern suite comprising walk-in double shower cubicle, concealed cistern w.c. and wash hand basin set into vanity unit with cupboard below and work surfaces, heated towel rail, extractor fan, mirror tiling to walls, tiled floor, shaver point, upvc obscure double glazed window.

Outside

The property benefits from ALLOCATED PARKING SPACE. There is also a bicycle shed available.



Total floor area 53.4 m² (574 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



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welcome to

George Williams Way, COLCHESTER

- Modern Second Floor Apartment
- Spacious Lounge/Diner
- Modern Kitchen & Shower Room
- Two Double Bedrooms
- Two Juliette Balconies
- Allocated Parking
- Close To City Centre & Train Station

Tenure: Leasehold EPC Rating: Awaiting
Council Tax Band: B Service Charge: 1687.92
Ground Rent: 150.00

offers in excess of

£170,000



directions to this property:

Refer to map



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 125 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
CCS121432 - 0005

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.



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