



21

California Close, Highwoods, COLCHESTER, CO4 9SG



**william
h brown**

welcome to

California Close, Highwoods, COLCHESTER

Offered with NO ONWARD CHAIN this excellent GROUND FLOOR STUDIO APARTMENT is WELL-PRESENTED THROUGHOUT making the PERFECT HOME FOR FIRST TIME BUYERS. Situated in a POPULAR CUL-DE-SAC the property is ideal for LOCAL SHOPS, Highwoods Country Park and the A12/A120.



Entrance

The property is entered via the side door with obscure glazed inset leading to:

Lobby

Open access leading to:

Open Plan Living Space Lounge Area

Double glazed window to the front aspect and inset spotlights.

Kitchen

Two double glazed windows to the front aspect, single sink and drainer with mixer-tap inset to the worktop (incorporating the breakfast bar), tiled splashbacks, range of high-gloss wall and floor mounted matching cupboards and drawers, built-in electric oven and microwave with four-ring electric hob and cooker hood over, plumbing for a washing machine and inset spotlights.

Bedroom Area

Built-in cupboard (housing the water tank), electric storage heater and a door leading to:

Bathroom

Obscure double glazed window to the side aspect, P-shaped bath with mixer-tap, wall-mounted Triton electric shower with adjustable shower attachment, vanity wash hand basin with mixer-tap and cupboard under, low level WC, chrome heated towel rail, extractor fan, inset spotlights and tiled walls.

Communal Gardens

There are communal garden areas surrounding the development.

Parking

There are two allocated parking spaces in the car parking area to the front of the property providing off road parking.



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welcome to

California Close, Highwoods COLCHESTER

- Ground Floor Studio Apartment
- Refurbished Throughout
- Open Plan Lounge/Bedroom
- Stylish High-Gloss Kitchen
- Modern Bathroom

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1142.75

Ground Rent: Ask Agent

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.

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ108531 - 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.



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