



George Williams Way, Colchester, CO1 2JZ

welcome to

George Williams Way, Colchester

GUIDE PRICE £175,000 - £185,000. Ideally situated within walking distance to the city centre and train station, this two bedroom first floor apartment is also situated close to a supermarket.



This spacious apartment is well situated for access to amenities and transport links. Accommodation comprises entrance hall, lounge/diner, kitchen, master bedroom with en suite shower room and family bathroom. Externally there is an allocated parking space and a garden which is shared with one other apartment. The property benefits from allocated parking and a shared garden and could be an ideal first time purchase or investment opportunity.

Communal Entrance Door To:

Communal Entrance Hall

With stairs to first floor.

Entrance Door To:

Hallway

Built-in cupboard, doors to:

Lounge / Diner

Upvc double glazed windows to rear and side, laminate wood flooring, two radiators.

Kitchen

Upvc double glazed window to rear, range of white matching base and eye level units, work surfaces, inset sink and drainer unit, tiled splashbacks, integrated oven and hob with extractor hood over, integrated fridge/freezer, space for washing machine, laminate wood flooring.

Bedroom One

Upvc double glazed window to rear, radiator, carpet, built-in wardrobe, door to:

En Suite

Shower cubicle, pedestal wash hand basin, low level w.c., mosaic tiled floor, part tiled walls, radiator, upvc obscure double glazed window to front.

Bedroom Two

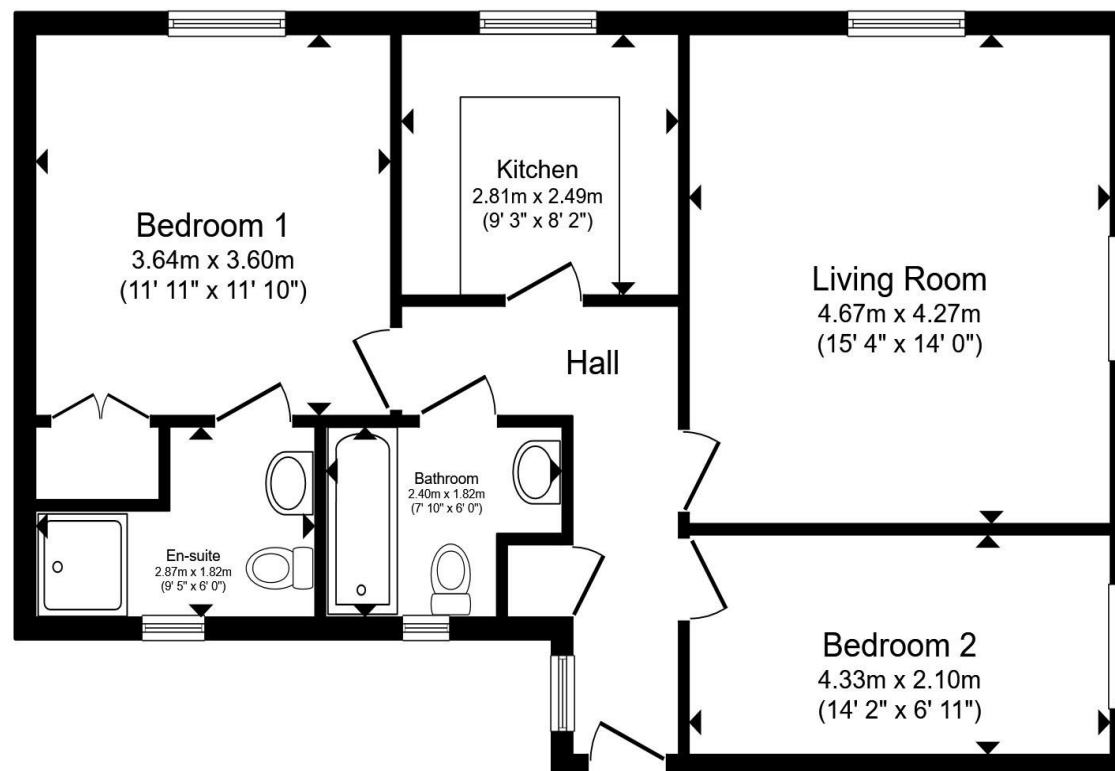
Upvc double glazed window to side, radiator, carpet.

Bathroom

Upvc double glazed obscure window to front, modern white suite comprising panel enclosed bath with shower over and screen, wash hand basin and low level w.c., part tiled walls, tiled floor, radiator.

Outside

The property benefits from one ALLOCATED PARKING SPACE and there is a SHARED GARDEN which is shared with one other apartment.



Total floor area 67.7 m² (728 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

- Spacious & Well Presented Apartment
- Generous Living Accommodation
- Two Good Size Bedrooms
- En Suite & Bathroom
- Allocated Parking Space
- Shared Garden
- Close To Station & City Centre

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1400.00

Ground Rent: 150.00

guide price

£175,000 - £185,000



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:
CCS120752 - 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.

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william h brown



01206 577772



Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1 1JG



williamhbrown.co.uk