



**Grantchester Court, Bignell Croft, Highwoods, Colchester,
CO4 9TY**

welcome to

Grantchester Court, Bignell Croft, Highwoods, Colchester

This excellent FIRST FLOOR APARTMENT is well presented throughout making the PERFECT HOME FOR FIRST TIME BUYERS. Situated on the SOUGHT-AFTER HIGHWOODS ESTATE the property is ideal for VARIOUS LOCAL SHOPS, Highwoods Country Park, bus services and the A12/A120.



Entrance

The property is entered via the communal front door with security entry-phone leading to:

Communal Hallway

Stairs to the first floor and a door leading to:

Hallway

Wall-mounted security entry-phone receiver, access to the loft, built-in cupboard (housing the water tank), electric heater and a door leading to;

Bedroom

Double glazed window to the rear aspect and an electric heater.

Bathroom

Obscure glazed window to the front aspect, P-shaped bath with mixer-tap and shower attachment, pedestal wash hand basin with mixer-tap, low level WC, wall-mounted electric heater and part tiled walls.

Living Room

Double glazed oriel bay window to the rear aspect, two electric heaters and an open archway leading to:

Kitchen

Double glazed window to the front aspect, one-and-a-half bowl sink and drainer with mixer-tap inset to the worktop, tiled splashbacks, wall and floor mounted cupboards and drawers, electric cooker point, plumbing for a washing machine and an electric heater.

Communal Gardens

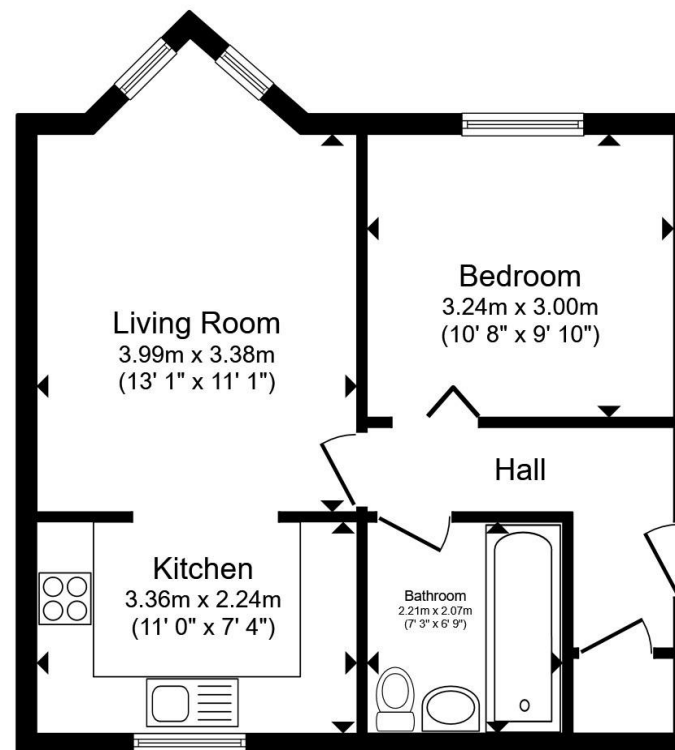
There are communal garden areas within the development.

Parking

There is an allocated parking space with further visitors parking available in the car parking area.

Agents Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 43.7 m² (471 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



welcome to

Grantchester Court, Bignell Croft, Highwoods, Colchester

- One Bedroom First Floor Apartment
- Well Appointed Kitchen
- Double Glazing
- Security Entry Phone System
- Allocated Parking
- Communal Gardens

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 1988. 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

view this property online williamhbrown.co.uk/Property/CSJ110141



Property Ref:
CSJ110141 - 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.

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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