



California Close, Colchester CO4 9SG

welcome to

California Close, Colchester

Offered with NO ONWARD CHAIN this SECOND-FLOOR APARTMENT has been REFURBISHED THROUGHOUT making the PERFECT HOME FOR FIRST TIME BUYERS situated in a POPULAR CUL-DE-SAC being ideal for LOCAL SHOPS, Highwoods Country Park, Colchester North Station and the A12/A120.



Entrance

The property is entered via the communal entrance door leading to:

Communal Hallway

Stairs to the second floor and a door leading to:

Hallway

Access to the loft, dado rail and doors leading to;

Living Room

Window to the front aspect, wall-mounted electric heater and a dado rail.

Bathroom

Obscure double glazed window to the side aspect, enclosed panel bath with mixer-tap and shower attachment, pedestal wash hand basin with mixer-tap, low level WC and part tiled walls.

Kitchen

Double glazed window to the rear aspect, single sink and drainer with mixer-tap inset to the worktop, tiled splashbacks, range of white high-gloss wall and floor mounted matching cupboards and drawers, built-in electric oven with four-ring electric hob and cooker hood over, plumbing for a washing machine and a built-in airing cupboard (housing the water tank with shelving).

Bedroom

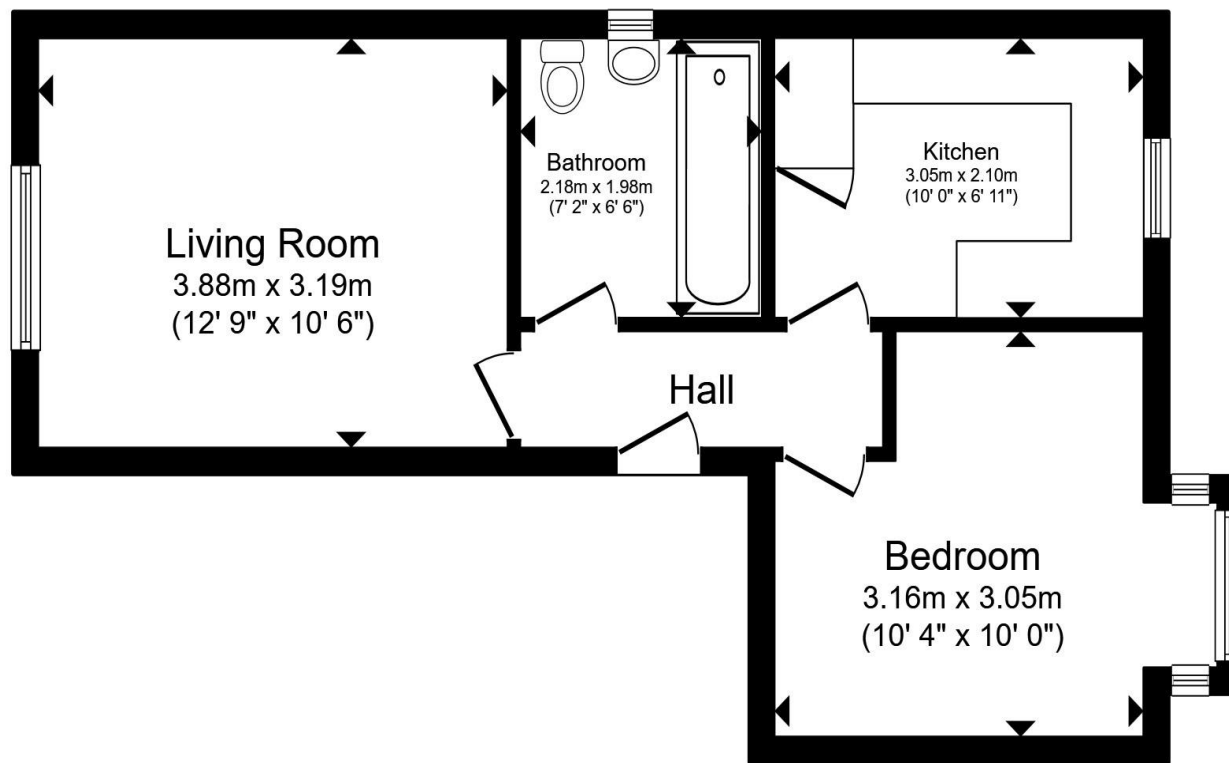
Box bay window to the rear aspect.

Communal Gardens

There are communal garden areas within the development.

Allocated Parking

An allocated parking space is provided in the car parking area for off road parking.



Total floor area 36.8 m² (396 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

California Close, Colchester

- One Bedroom
- Second Floor Apartment
- High-Gloss Kitchen
- Modern Bathroom
- Communal Gardens
- Allocated Parking Space
- Popular Highwoods Location
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1500.00

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.



£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

CSJ110233 - 0002

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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