



- Two Double Bedroom First Floor Apartment
- East Of Colchester With Access To Essex University
- Lounge/Diner
- Kitchen With Gas Cooker & Hob
- Private Garden
- Ample Parking

**10 Wheeler Close, Colchester, Essex.  
CO4 3YT.**

Located to the East of Colchester with excellent access to Essex University is this two double bedroom first floor apartment. Offering lots of potential this home would make an ideal first time buy or investment purchase. The internal accommodation comprises of two double bedrooms, lounge/diner, kitchen, WC and family bathroom. The apartment also has extra benefit of a private garden and ample parking.



# Property Details.

## First Floor Apartment

### Entrance Hall

With large storage cupboard, airing cupboard, doors to;

### Bedroom One



12' 2" x 10' 3" (3.71m x 3.12m) With double glazed window to rear, radiator.

### Bedroom Two



12' 6" x 9' 9" (3.81m x 2.97m) With double glazed window to front, radiator, built in wardrobe.

### Cloakroom



With obscure double glazed window to front, radiator, low level WC.

### Family Bathroom



With double glazed obscure window to front, wash hand basin, panelled bath with shower over, part tiled walls.

### Lounge/Diner



15' 5" x 14' 1" (4.70m x 4.29m) With double glazed window to rear, radiator, sliding door to;

# Property Details.

## Kitchen



9' 8" x 8' 9" (2.95m x 2.67m) With double glazed window to front, a range of matching eye level and base units with drawers and worktops over, tiled splashbacks, inset sink and drainer, space for washing machine and fridge/freezer, gas oven with hob and extractor hood over.

## Private Garden



Enclosed by fencing with gated access.

## Lease Information

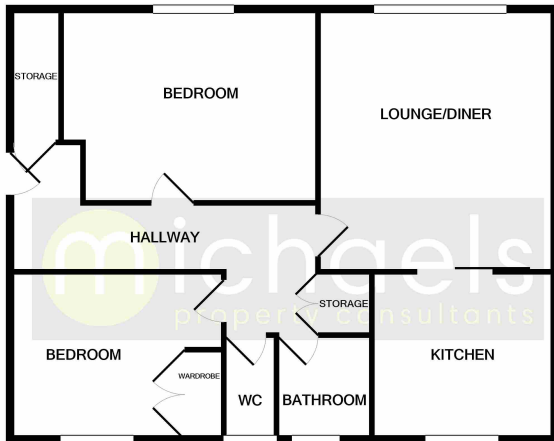
TBC.

## Section 21

Please be advised the owner of this property is connected to an employee of Michaels Property Consultants.

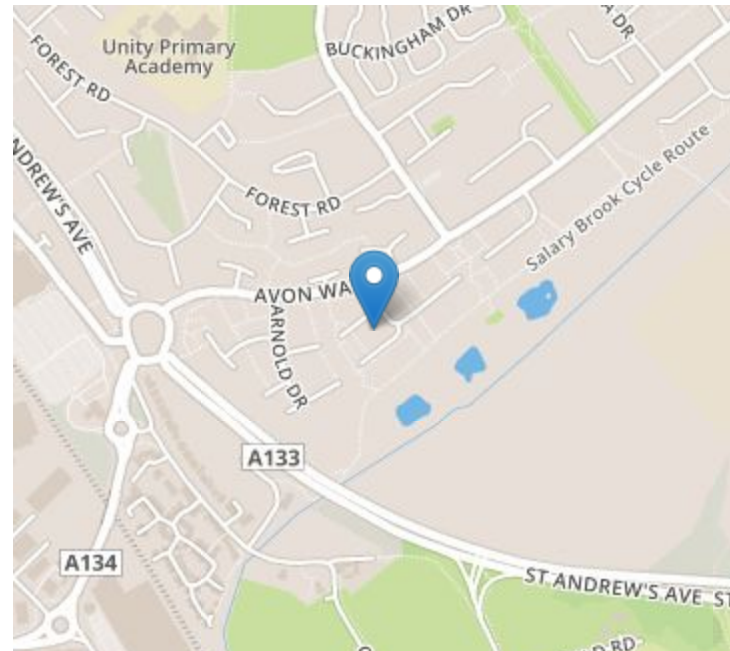
# Property Details.

## Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.