



- Two Double Bedroom Top Floor Apartment
- En-Suite Shower Room And Family Bathroom
- Lounge/Diner
- Fitted Kitchen With Space For Appliances
- Well Presented Throughout
- Allocated Parking

44 Woods Court Propelair Way, New Braiswick Park, Colchester, Essex. CO4 5YR.

A modern two bedroom apartment forming part of this popular development, within striking distance of North Station. The property benefits from sizeable accommodation including two double bedrooms, two bathrooms, a spacious living room and separate kitchen. Furthermore there is allocated parking. Offered with no chain, viewing recommended.



Property Details.

Second Floor

Entrance Hall

Telephone entry point, electric heater, doors to:

Living Room



15' 8" x 11' 9" (4.78m x 3.58m) Electric heater, UPVC window to front.

Kitchen



9' 5" x 7' 8" (2.87m x 2.34m) Vinyl flooring, range of modern fitted base and eye level units, built in electric oven with extractor hood above, space for further appliances, UPVC window to rear.

Bedroom One



13' 4" x 11' 3" (4.06m x 3.43m) Electric heater, UPVC window to rear.

En-Suite



Vinyl flooring, low level WC, pedestal hand wash basin, walk in shower cubicle, extractor fan.

Property Details.

Bedroom Two



11' 4" x 8' 9" (3.45m x 2.67m) Electric heater, UPVC window to rear.

Bathroom



Vinyl flooring, low level WC, pedestal hand wash basin, panel bath, UPVC window to rear, extractor fan.

Outside



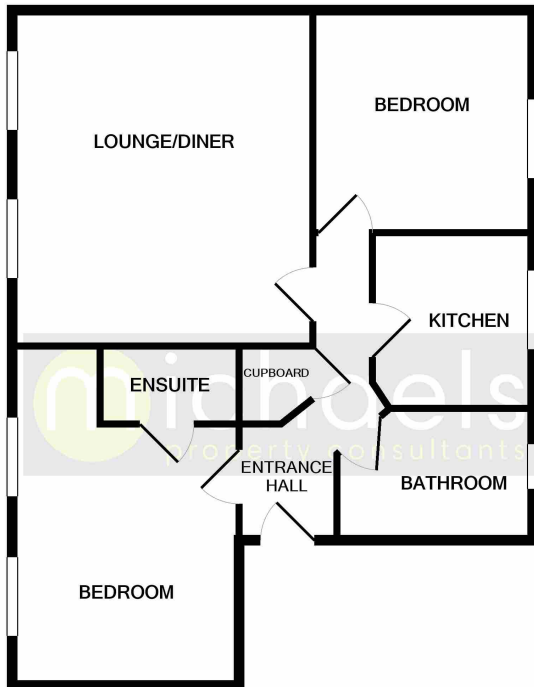
The property benefits from allocated parking.

Agents Note

Please note the vendor of this property is an employee of Michaels Property Consultants.

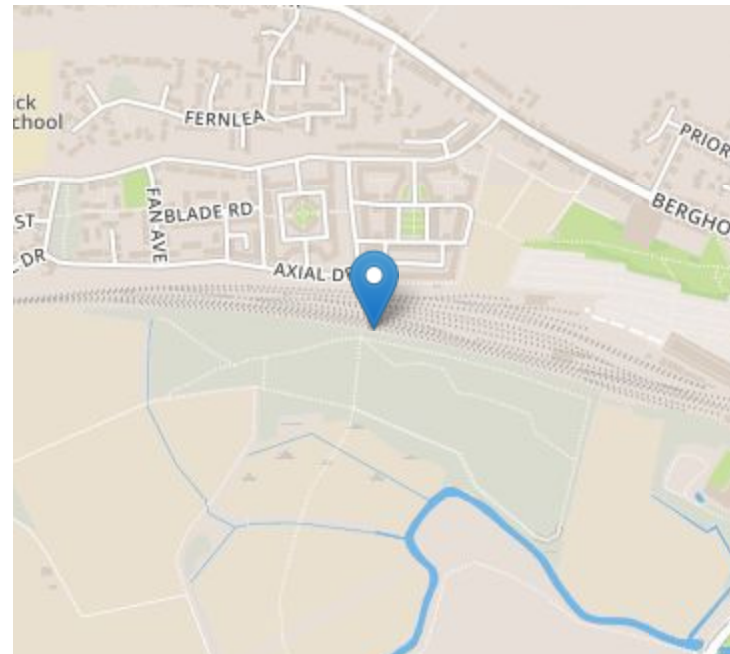
Property Details.

Floorplans

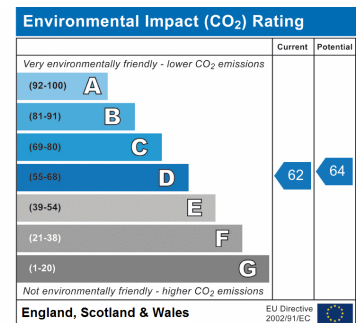
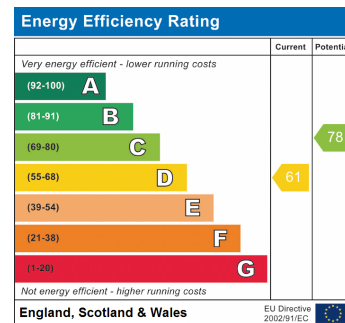


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.