



- Ideal First Time Purchase Or Investment
- Extremely Sought After Braiswick Park Development
- Spacious Ground Floor Apartment
- Open Plan Living/Dining/Kitchen Space
- Private Balcony
- Two Double Bedrooms
- En Suite To Master
- Family Bathroom
- Allocated Parking
- Walking Distance Of Colchester North Station

## 6 Tufnell Way, Colchester, Essex. CO4 5YH.

**\*\* Guide Price £190,000 to £200,000 \*\*** A fantastic opportunity to purchase a two bedroom ground floor apartment, with the rare benefit of an outdoor terrace and within moments of Colchester's North Station - offering direct links to London Liverpool Street Station. New Braiswick Park was designed with the working professional in mind and is a stones throw away from Turner Rise Retail Park and Colchester's Town Centre. Ideal for first time buyers and investors alike, this spacious apartment has been upgraded by the current owners and offers two large double bedrooms and an en-suite bathroom to the master bedroom. The master bedroom benefits from his & hers built in mirror front wardrobes. The living accommodation comprises of an 'L-Shape' living-kitchen area with the kitchen featuring a range of modern fitted white high gloss units with an integrated electric fan assisted oven and grill and space under counter for further appliances.



# Property Details.

## Ground Floor

### Open Plan Living Area



17' 8" x 10' 8" (5.38m x 3.25m) UPVC bay window to side aspect and UPVC window to rear aspect, UPVC French doors providing access to a private balcony, variety of communication points, open plan to:

## Kitchen



10' 10" x 6' 6" (3.30m x 1.98m) UPVC window to front aspect, range of modern fitted white high gloss base and eye level units with work surfaces over, inset electric fan assisted oven and grill, inset four ring ceramic hob with extractor over, inset sink unit with contrasting mixer tap over and drainer, white brick tiled splash back, plumbing/space for washing machine, space for fridge/freezer

## Master Bedroom



10' 4" x 8' 6" (3.15m x 2.59m) UPVC window to front aspect, 'his & hers' built in mirror fronted wardrobes, electric radiator, further door to:

# Property Details.

## En-Suite Bathroom



Low level WC, pedestal wash hand basin, shower cubicle, half tiled walls, heated towel rail

## Bedroom Two



10' 4" x 8' 5" (3.15m x 2.57m) UPVC window to front aspect, electric radiator

## Family Bathroom Suite



8' 2" x 5' 6" (2.49m x 1.68m) UPVC window to rear aspect, low level WC, wall mounted wash hand basin, panel bath with mixer tap and shower over, extractor fan, tiled walls

## Outside, Parking & Lease Information



This apartment has the rare benefit of a private terrace, accessible from french doors in the living room and it is enclosed by cast iron railings overlooking a well maintained hedged area. This property benefits from allocated off road parking, in a residents only car park.

We have been informed by our clients that there are 111 years remaining on the lease (approximately) and a service charge payable of approximately £100.00p PCM (including building insurance and water) and a ground rent payable of approximately £250.00p PA. We are informed that the managing agents are PMS Leasehold Management. We do however advise that all interested parties confirm this information with their legal representative, at an early stage of their conveyancing.

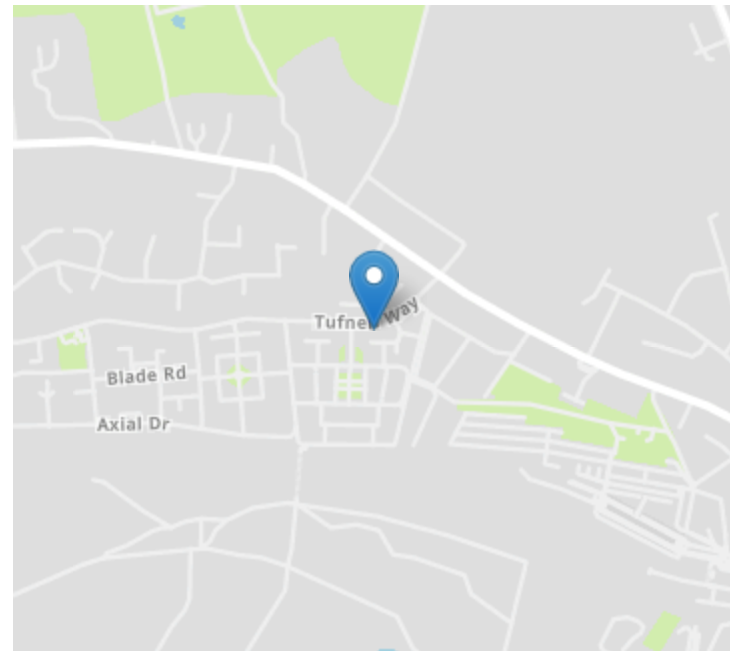
# Property Details.

## Floorplans

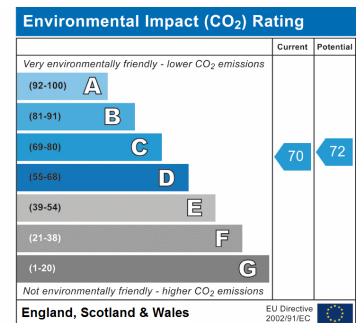
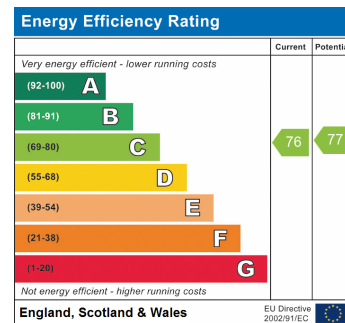


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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