



- 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 £165,000 - ££175,000. Located in the very desirable Braiswick Park development within close proximity to North Station with mainline to London Liverpool street, very well served bus routes and a wealth of amenities is this beautifully presented higher ground floor apartment. The apartment comprises of entrance hall, spacious open plan Living/Kitchen/Diner with a bay window and a private balcony, two sizeable double bedrooms, en suite to the master and family bathroom. The property also benefits from allocated parking. An ideal first time or investment purchase internal inspection is essential.



Property Details.

Ground Floor

Open Plan Living Area



17' 8" x 10' 8" (5.38m x 3.25m) UPVC bay window to side and UPVC window to rear aspect, UPVC French doors to private balcony, TV point, laminate flooring.

Kitchen Area



10' 10" x 6' 6" (3.30m x 1.98m) UPVC window to front aspect, range of base and eye level units with work surface over, electric oven, inset four ring ceramic hob with extractor over, one and a half bowl sink unit with tap and drainer, plumbing for washing machine, space for fridge/freezer.

Bedroom One



10' 4" x 8' 6" (3.15m x 2.59m) UPVC window to front aspect, double built in mirror fronted wardrobes, electric radiator, door leading to en suite.

EnSuite



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

Property Details.

Bedroom Two



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

Bathroom



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, fully tiled walls.

Outside



The property benefits from a private balcony.

To the rear there is one allocated parking space.

Lease details

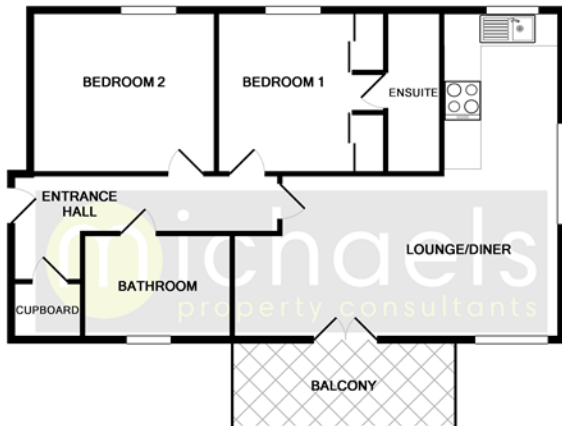
There are APPROX. 115 years remaining on the lease.

The ground rent is £250 per annum.

The service charge is payable to PMS at a sum of £140 per calendar month, this includes the building insurance and water rates.

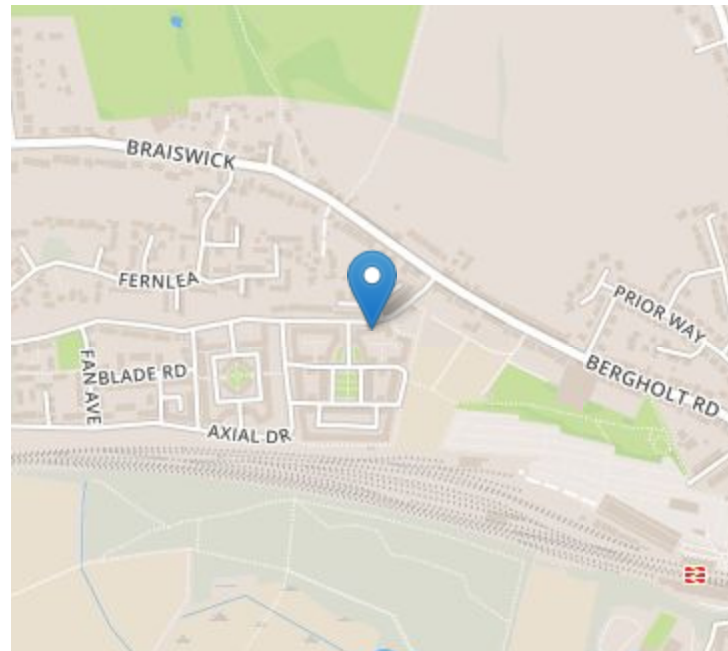
Property Details.

Floorplans

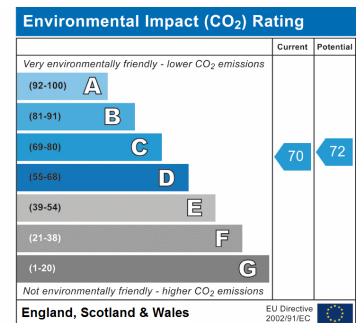
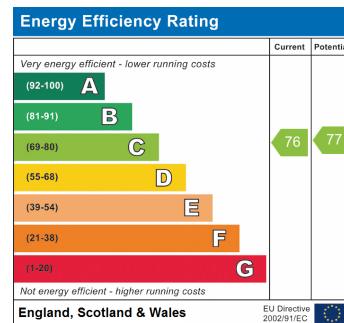


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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