



- Ground Floor Apartment
- No Onward Chain
- Shared Ownership Available From 45%-100%
- Parking & Communal Garden
- Gas Central & Double Glazing
- One Bedroom
- Kitchen
- Open Plan Living
- Walking Distance of Alresford Train Station

## 25 Pippin Way, Alresford, Colchester, Essex. CO7 8FL.

Offered for sale with no onward chain, this ground floor one bedroom apartment constructed by Taylor-Wimpey. Well maintained by the current owner and benefits from new build warranty remaining. within walking distance of Alresford Primary School and Train Station with fast links to London Liverpool Street Station. Highlights include allocated parking, communal garden, living room, open plan kitchen, family bathroom. Call the sales team today to arrange your viewing.



# Property Details.

## Ground Floor Living Accommodation

### Entrance Hall

Storage Cupboards and doors leading to:

### Living Room



14' 10" x 10' 8" (4.52m x 3.25m) Double glazed window to front, radiator, open plan onto:

### Kitchen



10' 8" x 7' 7" (3.25m x 2.31m) Double glazed window to rear, range of wall and base units, laminate worktop, stainless steel sink, gas hob, over head fan, cooker, space for washing machine, fridge/freezer.

## Bedroom



10' 01" x 9' 05" (3.07m x 2.87m) Double glazed window to front, radiator.

## Family Bathroom



Double glazed window to rear, low level WC, paneled bath, wash hand basin, part tiled walls.

# Property Details.

## Outside

### Communal Garden & Parking



A well maintained lawn to the front with footpath leading to the entrance. The rear garden is laid to patio and lawn also including bike shed, bin store and retained by fencing. Allocated parking positioned to the right hand side of the rear communal garden.

# Property Details.

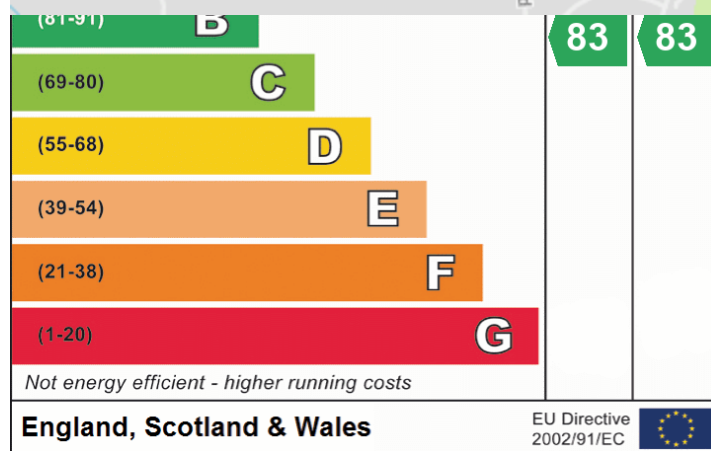
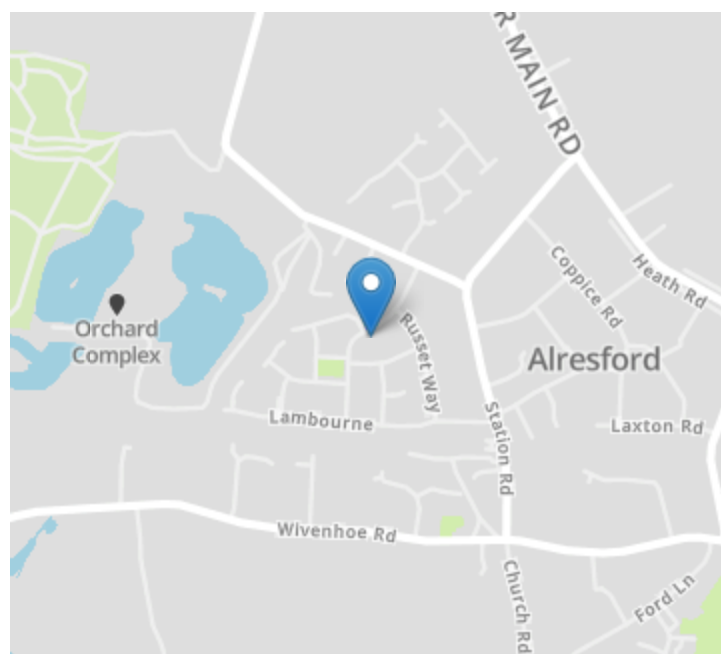
## Floorplans

GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 431 sq.ft. (40.0 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan, measurements, photographs, views, fixtures, fittings and any other details are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. See also EPC 12/2017

## Location



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.