



- Favourable Copford Location (West Colchester)
- Suitable For A First Time Buyer Or Working Professional
- Well-Connected To Colchester's City Centre
- Allocated Parking & Visitors Parking
- Viewings Highly Advised
- A Prime Example Of A One Bedroom Cluster House
- Well Presented & Maintained Throughout
- Open Plan Living Room/Kitchen/Dining Area

Call to view 01206 576999



Flat 7 Windmill Court, London Road, Copford, Colchester, Essex. CO6 1LH.

Favourably positioned in the popular district of Copford is this modern and tastefully decorated one-bedroom cluster house, located to the west of Colchester's vibrant city centre and within easy reach of the A12/A120 corridor to London, Marks Tey Train Station, and the ever-expanding Tollgate Retail Park, home to an array of amenities, shops, and restaurants. The property is also well connected to the city centre by frequent bus services.

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Property Details.

Ground Floor

Living Room/Dining Area



14' 3" x 10' 0" (4.34m x 3.05m)

Kitchen



8' 6" x 7' 5" (2.59m x 2.26m)

First Floor

Landing



Property Details.

Bedroom One



12' 8" x 11' 0" (3.86m x 3.35m)

Shower Room

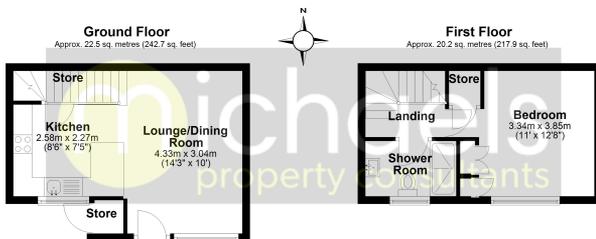


Agents Notes & Lease Information

We have been advised by the seller that there is 962 years remaining on the lease with a service charge of £1000 per annum . We do however advise that all buyers are to clarify this information with their solicitor.

Property Details.

Floorplans



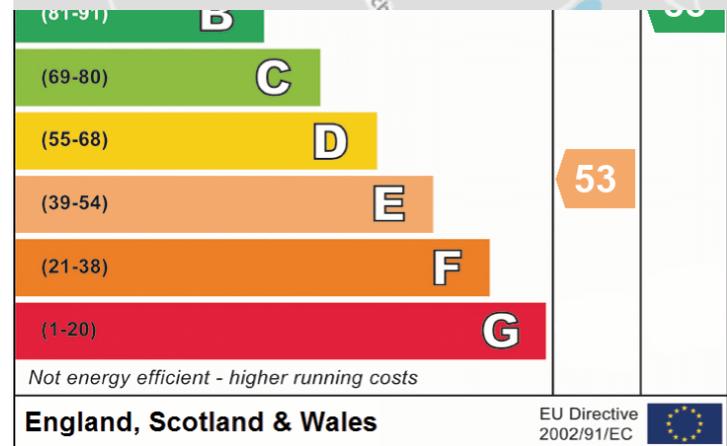
Total area: approx. 42.8 sq. metres (460.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/closet/space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using Planio.

Windmill Court, London Road

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.