



- Within Striking Distance Of Colchester's City Centre & Mainline Station
- Two Generous Bedrooms
- Allocated Parking Space
- Secure Cycle Storage On Site
- Suitable For A First Time Buyer Or Working Professional
- A Prime Example Of A Modern Ground Floor Apartment
- No Onward Chain
- Open Plan Living & Dining Area

185 George Williams Way, Colchester, Colchester, Essex. CO1 2JR.

****Guide Price £170,000 - £180,000**** Perfectly situated within easy reach to Colchester City Centre and the mainline train station is this spacious, two bedroom ground floor apartment perfect for first time buyers looking to get onto the property ladder or working professionals. The accommodation offers a spacious open plan lounge/dining area, a well equipped kitchen, generous master bedroom, second bedroom and a bathroom. Externally there is an allocated parking space close to the property, cycle storage facilities, with views over the communal grounds.



Property Details.

Ground Floor

Hallway

Living Room/Dining Area



21' 7" x 12' 0" (6.58m x 3.66m)

Kitchen



8' 11" x 8' 2" (2.72m x 2.49m)

Bedroom One



11' 9" x 9' 11" (3.58m x 3.02m)

Bedroom Two



8' 8" x 8' 1" (2.64m x 2.46m)

Property Details.

Bathroom



8' 5" x 6' 6" (2.57m x 1.98m)

Outside



Externally there is an allocated parking space close to the property, cycle storage facilities, with views over the communal grounds.

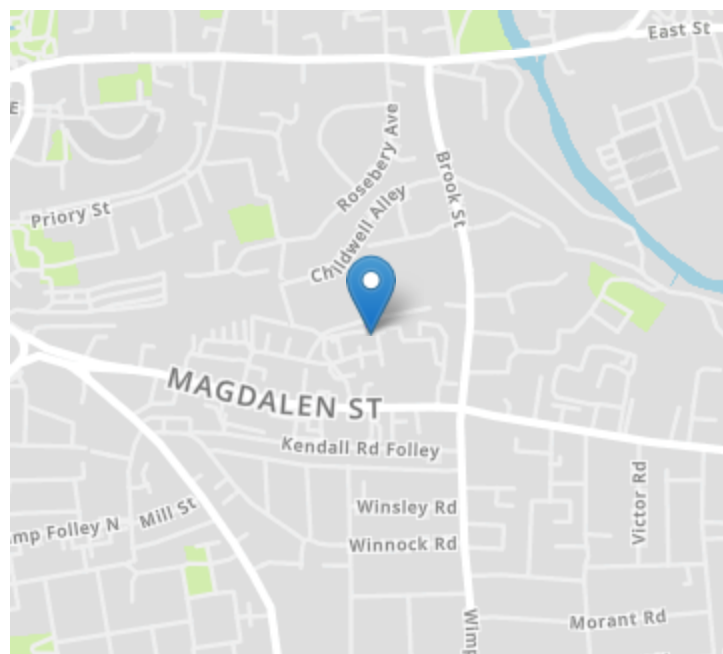
Agents Notes & Lease Information

We have been advised from the seller that there is 101 years remaining on the lease with service charge of approximately £600 paid every 6 months. There is also a ground rent of £180 per annum. We do however advise that all buyers are to clarify this information with their solicitor.

Property Details.

Floorplans

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.