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property consultants

- South Colchester Location & In Easy Access Of An Array Of Local Amenities & Bus Transport Links
- First Time Purchase Or Investment
- Two Bedroom Apartment
- En-Suite & Family Bathroom
- Storage
- Two Double Bedrooms
- Large Living Room With Juliette Balcony
- Fitted Kitchen With Space For Appliances
- Allocated Parking

42 William Harris Way, Colchester, Essex. CO2 8WJ.

Situated to the South of Colchester sits this well-proportioned two bedroom, first floor apartment. Presenting itself as the ideal first time purchase or investment, this apartment is within a stones throw of an array of useful amenities, ranging from; a local convenience store, nursery, choice of primary and secondary schooling and Friday Woods. It is also well-connected to Colchester's city centre via a frequent bus network.



Call to view 01206 576999



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Property Details.

First Floor Apartment

Entrance Hall

Entrance door, inset storage, telephone secure entry system, wall mounted heater, doors and access to:

Master Bedroom



12' 7" x 8' 7" (3.84m x 2.62m) Window to front aspect, wall mounted heater, door and access to:

En-Suite



W.C, pedestal wash hand basin, shower cubicle

Bedroom Two



12' 6" x 7' 6" (3.81m x 2.29m) Window to front aspect, wall mounted heater

Family Bathroom



Panel bath with tiled wall surround, W.C, pedestal wash hand basin, window to rear aspect

Property Details.

Reception Room



16' 5" x 10' 6" (5.00m x 3.20m) Window and patio doors to front aspect (Juliette balcony), wall mounted heater, communication points, access to:

Kitchen



10' 6" x 5' 7" (3.20m x 1.70m) Window to rear aspect, a variety of wall mounted base and eye level units with work surfaces over, inset sink, drainer and tap over, space under counter for appliances & space for fridge/freezer, inset cooker, hob and extractor fan over, window to rear aspect

Leasehold Information

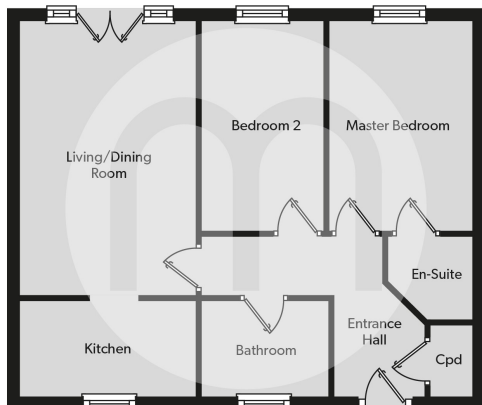


We understand this property to be offered on a leasehold basis, with the lease term commencing from 150 years on 01/05/2005, this meaning approximately 131 years remain on the lease. Please contact an agent to confirm all associated service charges and ground rent payable.

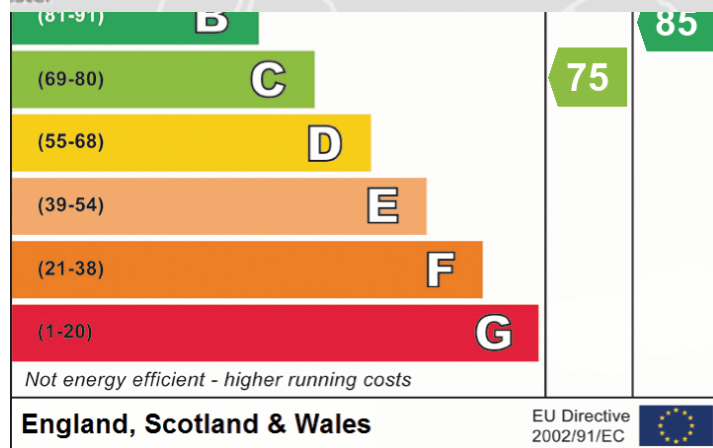
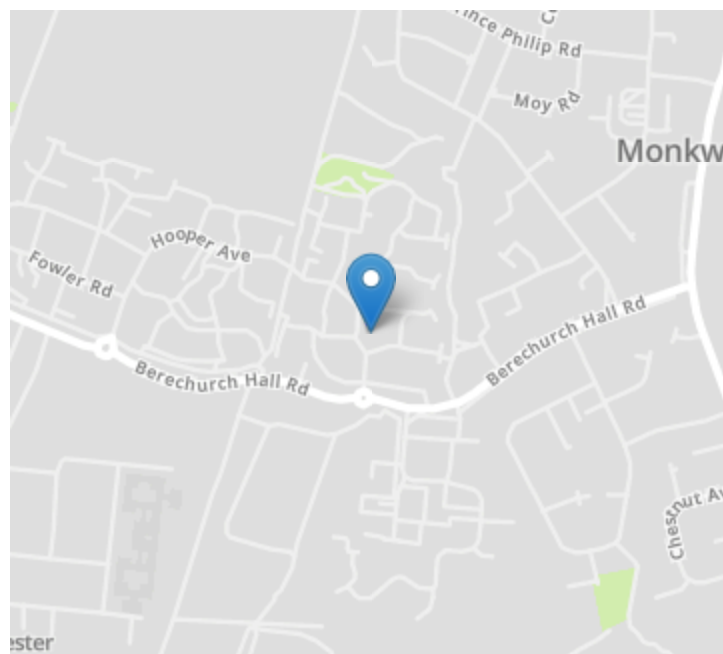
We advise all interested parties to confirm this information and legal set up with their solicitor, at an early stage of their conveyance to prevent any discrepancy.

Property Details.

Floorplans



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.