



- Double Master Bedroom With Juliet Balcony
- Lounge/Dining Area With Juliet Balcony
- Allocated Parking Space
- Well Presented Throughout
- Secure Cycle Storage On Site
- Two Generous Bedrooms
- Bay Fronted Living Room
- Within Striking Distance Of Colchester's City Centre & Mainline Station

121 George Williams Way, Colchester, Colchester, Essex. CO1 2JP.

Perfectly situated within easy reach to Colchester City Centre and the mainline train station is this spacious, two bedroom apartment perfect for first time buyers looking to get onto the property ladder or investors wanting to add another property to their portfolio. The accommodation offers a spacious open plan lounge/dining area with Juliet balcony and bay window, kitchen, master bedroom with Juliet balcony, single 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.

First Floor

Entrance Hallway

Entrance door, storage cupboard, radiator, laminate flooring, doors leading off

Living Dining Area



20' 6" x 10' 3" (6.25m x 3.12m) Double glazed bay window to front, double glazed window to side, Juliet balcony, two radiators, laminate flooring.

Kitchen



9' 2" x 6' 4" (2.79m x 1.93m) Double glazed window to side, sink, integrated fridge/freezer, oven and stove, space for washing machine, extractor, laminate flooring, spotlights

Master Bedroom



10' 10" x 9' 11" (3.30m x 3.02m) Juliet balcony, built in wardrobe, radiator

Property Details.

Bedroom Two



9' 11" x 6' 9" (3.02m x 2.06m) Double glazed window to side, radiator

Bathroom



6' 4" x 8' 3" (1.93m x 2.51m) Double glazed window to side, wash hand basin, WC, bath with shower over, tiled flooring, part tiled walls, radiator, spotlights

Agents Notes & Lease Information

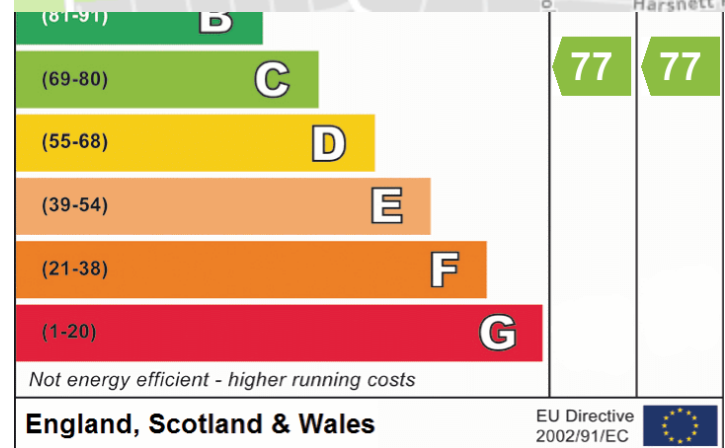


We have been advised by the seller that there is a lease length of 102 years, a service charge of £597.28 payable every 6 months and a ground rent of £57.08 again payable every 6 months. There is also the buildings insurance payable of £265.96, which is paid annually. We do however advise that all parties are to clarify this information with their chosen solicitor.

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.