



- GUIDE PRICE £160,000 - £170,000
- Beautifully Presented Second Floor Apartment
- South Colchester
- Living Room With Juliette Balcony
- Modern Fitted Kitchen
- Two Double Bedrooms
- EnSuite And Family Bathroom
- Allocated Parking

**16 William Harris Way, Colchester, Essex.
CO2 8WJ.**

A well presented and spacious two bedroom, modern second floor apartment situated at the beginning of a popular development to the South Of Colchester. This apartment offers any owner two double bedrooms, two bathrooms with an ensuite to the master bedroom, well proportioned living room with Juliet balcony and a modern fitted kitchen. The apartment also benefits from a allocated parking space for one car with further visitors parking available. In the immediate area there is a local shop within walking distance, hairdressers and also on an excellent bus route providing access to Colchester's Town Centre.



Property Details.

Entrance Hall

Generous airing cupboard, electric heater, wood effect floor.

Bedroom One



14' 4" x 9' 3" (4.37m x 2.82m) UPVC window to front, electric heater, wood effect floor.

EnSuite



Low level WC, pedestal wash hand basin, fully tiled shower cubicle, wall mounted heater.

Bedroom Two



14' 5" x 7' 6" (4.39m x 2.29m) UPVC window to front, electric heater, wood effect floor.

Bathroom



Low level WC, pedestal wash hand basin, panel bath with hot and cold taps, extractor fan.

Property Details.

Kitchen



11' 2" x 6' 7" (3.40m x 2.01m) UPVC window to side, range of base and eye level units with work surface over, stainless steel sink unit with drainer, breakfast bar, space for appliances.

Lounge/Diner



18' 6" x 11' 2" (5.64m x 3.40m) UPVC windows to front and side, Juliette balcony, electric heater.

Outside



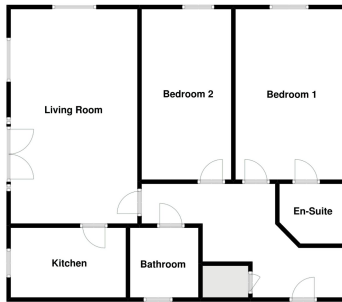
To the rear the property has allocated parking for one car and visitors parking is available.

Leasehold Information

The lease length is 150 years from 2005.
The maintenance charges are £93 per calendar month.
The ground rent is £101 every 6 months.

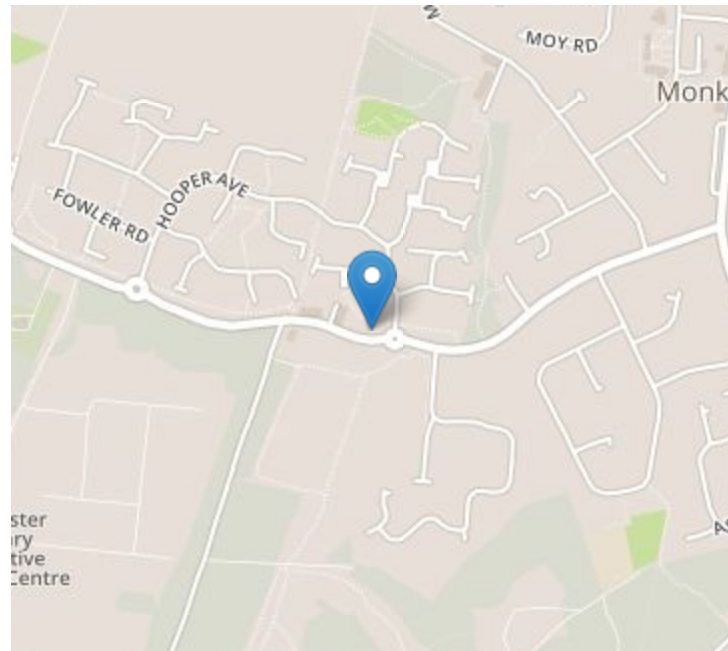
Property Details.

Floorplans

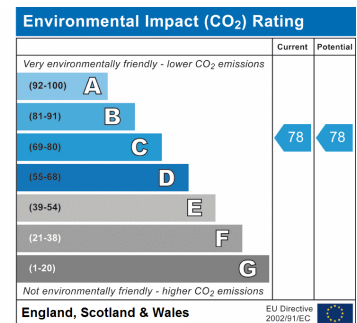
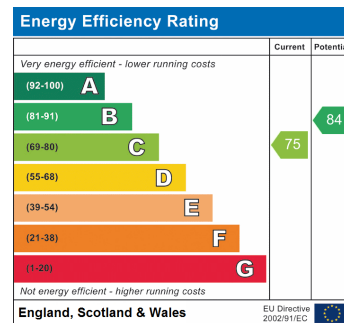


This floor plan is not to scale and is for illustrative purposes only. We make no guarantee, warranty or representation as to its accuracy and completeness.

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.