



- Fabulous Open Plan Kitchen/Dining & Living Space
- Located To The South Of Colchester
- Close To A12 & Amenities
- Good Sized Garage With large Storage Cupboard
- Modern Bathroom Suite
- Two Double Bedroom Coach House
- Suitable For A First Time Buyer Or Working Professional
- Well Decorated Throughout

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

Situated to the South of Colchester sits this spacious two double bedroom coach house forming part of this popular modern development to the south of Colchester. 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.. This fabulous property is presented in excellent decorative order and enjoys an array of bright and exceptionally spacious accommodation throughout. Highlights include two double bedrooms, an excellent open plan kitchen/lounge/dining area and a modern bathroom suite. Additionally, the property features allocated parking, a generous garage with a large storage cupboard and the unusual benefit of gas central heating.



Property Details.

Ground Floor

Entrance Hallway

With stairs rising to first floor.

Landing

With loft access, airing cupboard and doors to;

First Floor

Open Plan Kitchen/Dining Area/Living Space



17' 7" x 13' 5" (5.36m x 4.09m) With double glazed window to front and rear, radiator, TV and telephone point, spotlights space for dining table. A range of matching eye level and base units with drawers and worktops over, inset sink and drainer, electric oven, four ring gas hob with extractor hood over, plumbing for washing machine and space for fridge/freezer, karndean flooring.

Bedroom One



11' 9" x 9' 5" (3.58m x 2.87m) With double glazed window to front, radiator, built in wardrobes.

Bedroom Two



10' 11" x 6' 8" (3.33m x 2.03m) UPVC window to front aspect, radiator.

Property Details.

Bathroom



With obscure double glazed window to rear, close coupled WC, wash hand basin, panelled bath with shower over, part tiled walls, radiator, karndean floor.

Garage



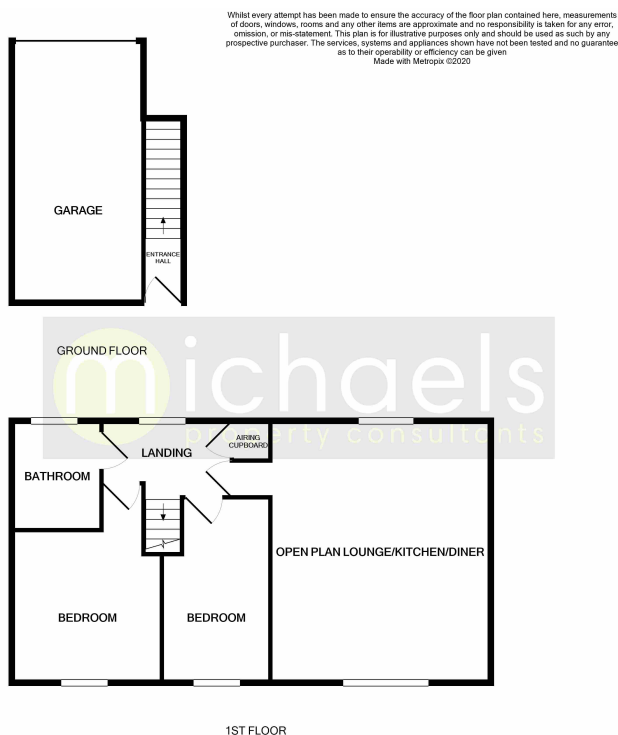
With up and over door to front, a large storage cupboard and power and light connected.

Agents Notes & Lease Information

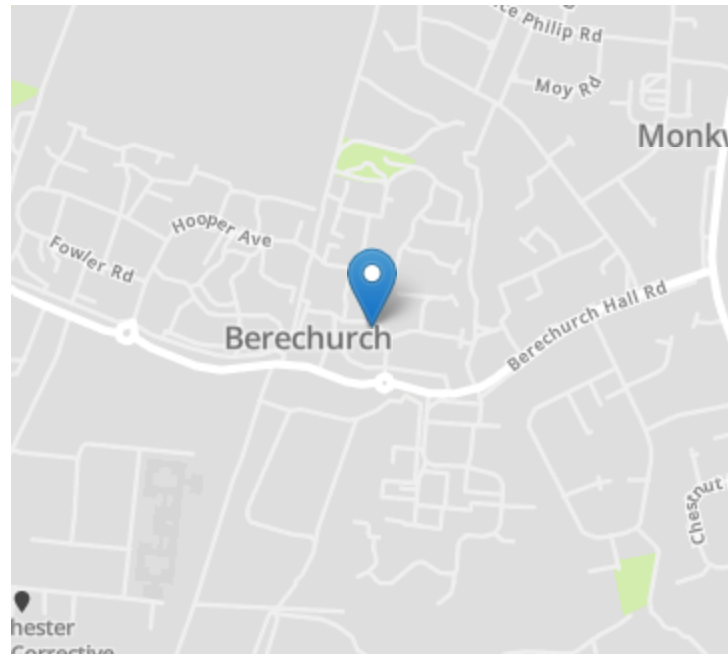
We have been advised by our vendors that the lease was a term remaining of 131 years from. The ground rent is payable at £202.00p per annum and the maintenance payable at approximately £700 per annum. We do however, advise that any interest parties check this information with their legal advisor at the early stages of their conveyance.

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.

