



Tufnell Way, Colchester CO4 5YH

welcome to

Tufnell Way, Colchester

Offered with NO ONWARD CHAIN this excellent GROUND FLOOR APARTMENT would make the PERFECT HOME FOR FIRST TIME BUYERS and is situated on the popular BRAISWICK PARK ESTATE being ideal for VARIOUS LOCAL SHOPS and COLCHESTER NORTH STATION for London Liverpool Street.



Entrance

The property is entered via the security entry door leading to:

Communal Hallway

Door leading to:

Hallway

Built-in airing cupboard (housing the water tank and shelving), wall-mounted Creda electric heater, wall-mounted entry-phone receiver and doors leading to;

Bedroom One

Double glazed French doors opening onto the paved rear balcony, twin built-in wardrobes with mirror fronted sliding doors, wall-mounted Creda electric heater and a door leading to:

En-Suite Shower Room

Shower cubicle with adjustable shower head and mixer-tap, pedestal wash hand basin with mixer-tap, low level WC, heated towel rail, wall-mounted Creda electric heater, extractor fan, inset spotlights and part tiled walls.

Bedroom Two

Double glazed window to the rear aspect and a wall-mounted Creda electric heater.

Bathroom

Obscure double glazed window to the front aspect, enclosed panel bath with mixer-tap and shower attachment, wash hand basin with mixer-tap, low level WC, heated towel rail, wall-mounted Creda electric heater, extractor fan, inset spotlights and part tiled walls.

Lounge/ Dining Room

Double glazed French doors with Juliet balcony and double glazed window to the front aspect, two wall-mounted Creda electric heaters, inset spotlights and open access to:

Kitchen

Double glazed window to the rear aspect, one-and-

a-half bowl sink and drainer with mixer tap inset to the worktop, wall and floor mounted cupboards and drawers, built-in electric oven, four-ring electric hob with cooker hood over and Stainless Steel splashback, plumbing for a washing machine and dishwasher and inset spotlights.

Allocated Parking

An allocated space is provided in the parking area to the rear of the property.



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welcome to

Tufnell Way, Colchester

- Two Bedrooms
- Ground Floor Apartment
- Lounge/ Dining Room
- Master Bedroom with Balcony
- En-Suite Shower Room

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ110203 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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