



California Close, Colchester, CO4 9SG

welcome to

California Close, Colchester

Offered with NO ONWARD CHAIN this SECOND FLOOR APARTMENT has been REFURBISHED THROUGHOUT being ideal for first time buyers. Nestled in a POPULAR CUL-DE-SAC the property is convenient for local schools, VARIOUS SHOPS, Colchester North Station and the A12/A120.



Entrance

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

Communal Hallway

Stairs to the second floor and a door leading to:

Entrance Lobby

Wall-mounted security entry-phone receiver and a door leading to:

Hallway

Access to the loft, built-in cupboard (housing the copper cylinder with an immersion heater), inset spotlights and doors leading to;

Bedroom One

Double glazed box bay window to the rear aspect and a 'Stiebel Eltron' wall-mounted electric panel heater.

Bedroom Two

Double glazed window to the rear aspect and a wall-mounted 'Stiebel Eltron' electric panel heater.

Bathroom

Obscure double glazed window to the side aspect, enclosed panel bath with mixer-tap, wall-mounted Mira electric shower with adjustable shower head, pedestal wash hand basin with mixer-tap, low level WC, wall-mounted electric heater, inset spotlights and part tiled walls.

Lounge / Dining Room

Double glazed window to the front aspect, wall-mounted 'Designa' electric storage heater and a door leading to:

Kitchen

Double glazed window to the front aspect, one-and-a-half bowl sink and drainer with mixer-tap inset to the worktop, brick-patterned tiled splashbacks, range of high-gloss wall and floor mounted matching cupboards and drawers, built-in electric oven with four-ring electric hob and cooker hood over, plumbing for a washing machine, wall-mounted electric heater and inset spotlights.

Communal Gardens

There are communal garden areas within the development. Communal drying area with whirly dryers.

Allocated Parking

There are two allocated parking spaces provided in the car parking area for off road parking. Fully enclosed bin storage shed.



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California Close, Colchester

- Two Double Bedrooms
- Second Floor Apartment
- High-Gloss Kitchen
- Modern Bathroom
- Communal Gardens

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1215.27

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1980. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ110090 - 0004

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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.



01206 843464



ColchesterStJohns@williamhbrown.co.uk



42a St Christopher Road, Colchester, Essex,
CO4 0NA



williamhbrown.co.uk