



The View, Museum Street, Colchester, CO1 1BE

welcome to

The View, Museum Street, Colchester

OFFERED WITH NO ONWARD CHAIN, this lovely studio apartment with extended lease is situated in the heart of Colchester, a stones throw from the High Street and Colchester Castle Park, and a short walk from the train station. The property could be an ideal first time purchase or investment opportunity



Viewing is advised of this modern and well presented studio apartment conveniently situated in the city centre. Accommodation comprises entrance hall, open plan lounge/bedroom/kitchen area with modern kitchen area and lovely spacious balcony/terrace providing the ideal space for outside dining and relaxing, with views over the city.

Entrance Door To:

Entrance Hall

Built-in cupboard, electric heater, video intercom, doors to:

Lounge / Bedroom Area

Double glazed windows and doors to spacious enclosed TERRACE/BALCONY measuring 13' 8" x 8' 2" (4.17m x 2.5m) with lovely views over the city, carpet to lounge/bedroom area, electric heater, open plan to:

Kitchen Area

Wood laminate flooring, range of matching base and eye level units, work surfaces, inset sink and drainer unit, integrated oven and hob with stainless steel splashback and extractor hood over, fridge/freezer, washer/dryer, spotlights.

Bathroom

White suite comprising panel enclosed bath with shower over and screen, low level w.c. and pedestal wash hand basin, tiled walls, tile effect flooring, heated towel rail.



Total floor area 42.4 m² (456 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/CCS121526



welcome to

The View Museum Street, Colchester

- NO ONWARD CHAIN
- Modern Studio Apartment
- Spacious Terrace/Balcony With Views Over The City
- Close To Castle Park
- Well Presented
- Ideal First Time Buy/Investment

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: 1100.00

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Mar 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£110,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CCS121526



Property Ref:
CCS121526 - 0004

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.



william h brown



01206 577772



Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1 1JG



williamhbrown.co.uk