



Apprentice Drive, Braiswick Park, COLCHESTER, CO4 5SE

welcome to

Apprentice Drive, Braiswick Park, COLCHESTER

The exceptional FIRST FLOOR APARTMENT is BEAUTIFULLY PRESENTED THROUGHOUT making the PERFECT HOME FOR FIRST TIME BUYERS situated conveniently for LOCAL SHOPS, Highwoods Country Park, COLCHESTER NORTH STATION for access to London Liverpool Street and the A12/A120.



Entrance

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

Communal Hall

Stairs to first floor and a door leading to:

Hallway

Double glazed window to the rear aspect, built-in airing cupboard (housing the water tank with shelving), built-in cupboard, wall-mounted security entry-phone receiver, radiator, Amtico flooring and doors leading to;

Bedroom One

Double glazed window to front aspect, fitted wardrobes with mirror-fronted doors, radiator and a door leading to:

En-Suite Shower

Double shower cubicle with adjustable shower head and mixer-tap, pedestal wash hand basin with mixer-tap, low level WC, radiator, shaver point, extractor fan, inset spotlights, part mosaic style tiled walls and tiled flooring.

Bedroom Two

Dual aspect with double glazed windows to rear and side aspects and a radiator.

Bathroom

Obscure double glazed window to rear aspect, enclosed panel bath with mixer-tap and shower attachment, adjustable shower head with mixer-tap, pedestal wash hand basin with mixer-tap, radiator, shaver point, extractor fan, inset spotlights, part tiled walls and tiled flooring.

Open Plan Living Space Lounge/ Dining Area

Dual aspect with double glazed French doors to the front aspect with Juliet balcony, double glazed windows to front and side aspects, two radiators and Amtico flooring.

Kitchen Area

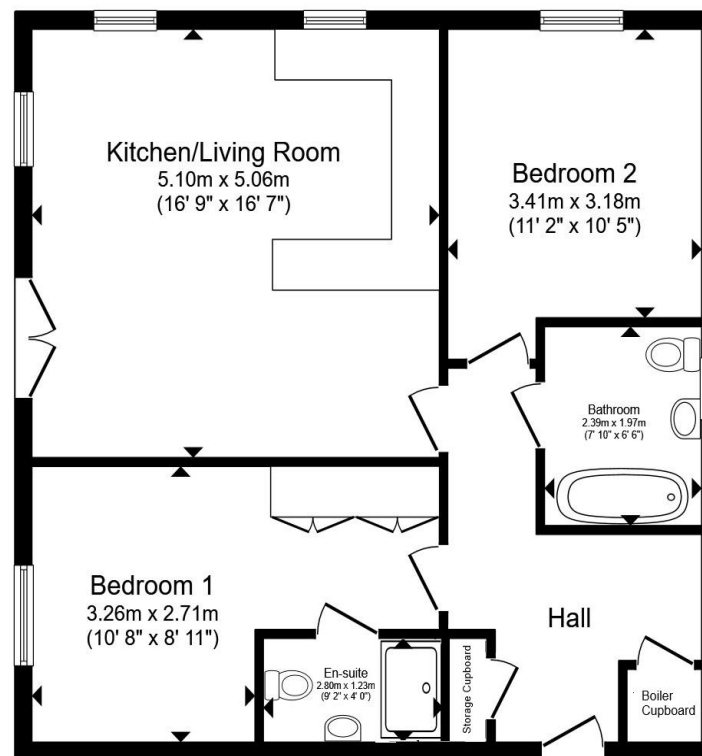
Double glazed window to side aspect, single sink and drainer with mixer-tap inset to the worktop (incorporating the breakfast bar), range of high-gloss wall and floor mounted matching cupboards and drawers with underlighting (housing the Worcester boiler), integral fridge, freezer, washing machine and slimline dishwasher, built-in electric oven, four-ring gas hob with cooker hood over and Stainless Steel splashback, inset spotlights and tiled flooring.

Communal Gardens

There are communal garden areas within the development.

Parking

The allocated parking space can be found in the car parking area with additional visitors parking available.



Total floor area 70.6 m² (759 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


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welcome to

Apprentice Drive, Braiswick Park COLCHESTER

- Two Double Bedrooms
- First Floor Apartment
- En-Suite to Master Bedroom
- Open Plan Living Space
- Security Entry Phone System

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 2220.00

Ground Rent: 197.04

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jul 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

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ110229 - 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.

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