



**John Mace Road, Colchester, CO2 8WW**



**welcome to**

**John Mace Road, Colchester**

This modern upper floor apartment is offered with NO ONWARD CHAIN and is situated on the south side of Colchester, within close proximity of local shops, amenities, schools and green spaces.



**Offered with no ongoing chain, this spacious upper floor apartment could be an ideal first time purchase or investment opportunity. Accommodation comprises hallway, 18 ft living room, kitchen, two good size bedrooms and family bathroom. Externally there is allocated parking.**

**Communal Entrance Door To:**

**Communal Entrance Hall**

With stairs to upper floors.

**Entrance Door To:**

**Hallway**

Built-in cupboard, radiator, carpet, doors to:

**Living Room**

18' 3" max x 11' 6" min + door & window recesses ( 5.56m max x 3.51m min + door & window recesses )  
Double glazed window to rear, double glazed window to side, double glazed French doors to Balcony, carpet, two radiators.

**Kitchen**

11' 3" max x 6' 11" max ( 3.43m max x 2.11m max )  
Double glazed window to side, range of matching base and eye level units, roll edge work surfaces, inset stainless steel sink and drainer unit with mixer tap, built-in oven and hob with extractor over, washing machine, slimline dishwasher, fridge, laminate wood flooring.

**Bedroom One**

14' 8" x 9' 1" ( 4.47m x 2.77m )  
Double glazed window to rear, radiator, carpet, door to:

**En Suite**

Shower cubicle, low level w.c., wash hand basin, radiator, laminate wood flooring.

**Bedroom Two**

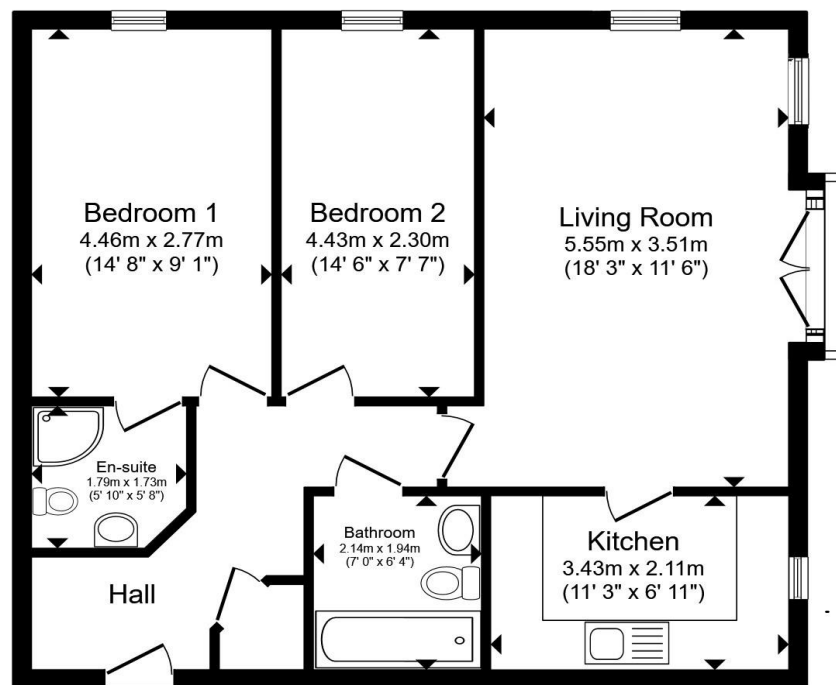
14' 6" x 7' 7" ( 4.42m x 2.31m )  
Double glazed window to rear, radiator, carpet.

**Bathroom**

White suite comprising panel enclosed bath with hot and cold taps, pedestal wash hand basin and low level w.c., radiator, laminate wood flooring.

**Outside**

The property benefits from allocated parking.



Total floor area 68.0 m<sup>2</sup> (731 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](http://www.propertybox.io)

  
william  
h brown



**view this property online** [williamhbrown.co.uk/Property/CCS121586](http://williamhbrown.co.uk/Property/CCS121586)



welcome to

## John Mace Road, Colchester

- NO ONWARD CHAIN
- Upper Floor Apartment
- Spacious Living Accommodation
- Balcony
- Two Bedrooms
- En Suite & Bathroom
- Allocated Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jun 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £140,000



## directions to this property:

Refer to map



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CCS121586](http://williamhbrown.co.uk/Property/CCS121586)



Property Ref:  
CCS121586 - 0002

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](http://williamhbrown.co.uk)