



The Dell, Colchester, CO1 2YH

welcome to

The Dell, Colchester

This modern and well presented second floor retirement apartment is situated in a cul-de-sac position off Priory Street in the heart of Colchester. The property is ideally located for access to shops, amenities, cafes, Colchester town train station and the Castle Park.



Agents Note

The remaining lease is less than 80 years. This could impact where a mortgage is required by a purchaser.

Communal Entrance Door To:

Communal Entrance Hall

Entrance Door To:

Hallway

Carpet, electric radiator, airing cupboard, large built-in cupboard, doors to:

Lounge / Diner

Upvc double glazed window, electric radiator, carpet, archway to:

Kitchen

Modern range of matching base and eye level units, work surfaces, inset stainless steel sink and drainer unit with mixer tap, integrated oven and hob with extractor hood over, built-in appliances, tiled splashbacks.

Bedroom

Upvc double glazed window, built-in wardrobe with mirror fronted doors, carpet, electric radiator.

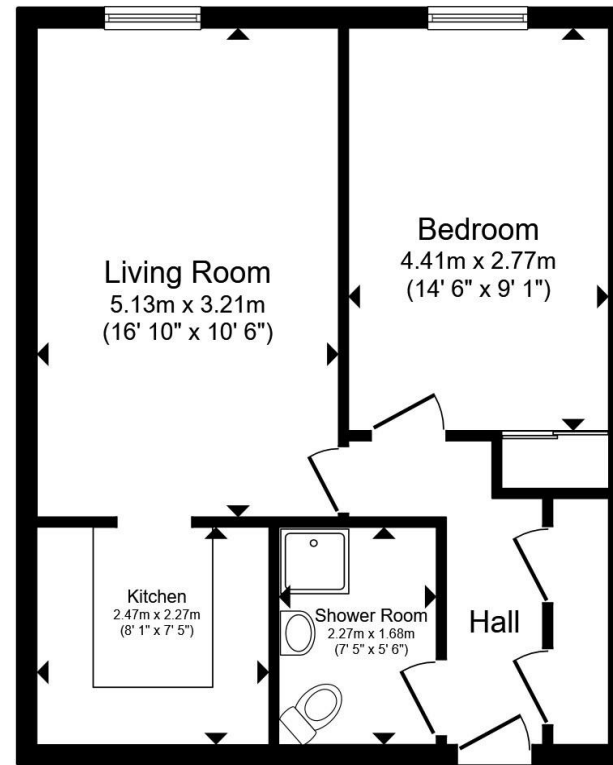
Shower Room

Double shower cubicle, low level w.c., pedestal wash hand basin, radiator, extractor fan.

Outside

The property benefits from allocated parking space, as well as visitors parking.

There are communal areas such as a Lounge, Library, Gardens and onsite manager.



Total floor area 45.4 m² (489 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

The Dell, Colchester

- Second Floor Over 55s Apartment
- Spacious Living Accommodation
- Double Bedroom
- Allocated Parking & Visitors Parking
- Communal Gardens
- Communal Lounge & Library
- City Centre Position

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 3602.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£70,000

directions to this property:

Refer to map



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS121569 - 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.

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