



Wheelwright Place, Mile End, Colchester, CO4 5ZF

welcome to

Wheelwright Place, Mile End Colchester

- NO ONWARD CHAIN
- First Floor Apartment
- Open Plan Living Space
- Double Bedroom
- Bathroom
- Allocated Parking
- Close To North Station

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£99,950

view this property online williamhbrown.co.uk/Property/CCS119917



Property Ref:

CCS119917 - 0006

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.

Early viewing is advised of this first floor apartment offered with no ongoing chain and being an ideal first time purchase or investment opportunity. The property benefits from open plan lounge/diner/kitchen, double bedroom and modern bathroom. Externally there is an allocated parking space.

Offered with NO ONWARD CHAIN this first floor apartment is situated on the north side of Colchester in the Mile End area, offering excellent access to Colchester's mainline train station with direct links to London Liverpool Street, as well being close to local shops and amenities.

Communal Entrance Door To:

Communal Entrance Hall

With stairs to first floor.

Entrance Door To:

Entrance Hall

Electric heater, doors to:

Lounge / Diner / Kitchen

17' 9" max x 13' 2" max (5.41m max x 4.01m max)

Two electric heaters, two upvc double glazed windows, carpet to Lounge area

and laminate flooring to Kitchen. Kitchen area with range of matching base and eye level units, work surfaces, inset sink and drainer unit, integrated oven and hob with extractor hood over, space for appliances, spotlights.

Bedroom

10' 7" x 8' 1" (3.23m x 2.46m)

Electric heater, upvc double glazed window, carpet.

Bathroom

White suite comprising bath with shower over and screen, low level w.c. and wall mounted wash hand basin, part tiled walls, laminate flooring, electric towel rail, extractor.

Outside

The property benefits from parking space.



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