



Compton Road, Colchester, CO4 0DZ

welcome to

Compton Road, Colchester

This exceptional GROUND FLOOR APARTMENT is BEAUTIFULLY RESENTED THROUGHOUT making the PERFECT HOME FOR FIRST TIME BUYERS. Nestled in a POPULAR CUL-DE-SAC the property is ideal for LOCAL SHOPS, bus routes and the A12/A120. Early viewing is highly recommended.



Entrance

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

Communal Hallway

Door with obscure double glazed inset leading to:

Hallway

Walk-in built-in storage cupboard (with solar panel controls, shelving, electric meter and power/lighting), built-in cupboard (with shelving), vertical designer radiator, security entry-phone receiver, tiled flooring and doors leading to;

Bedroom

Double glazed window to the rear aspect and a radiator.

Living Room

Double glazed window to the rear aspect (with shutters), radiator and laminate flooring.

Kitchen

Double glazed window to the front aspect, single sink and drainer with mixer-tap inset to the worktop, tiled splashbacks, range of white high-gloss wall and floor mounted cupboards and drawers, built-in electric oven, four-ring induction hob with cooker hood over, plumbing for a washing machine, wall-mounted Ideal boiler, radiator and tiled flooring.

Shower Room

Obscure double glazed window to the front aspect, walk-in shower with Mira electric shower and adjustable shower head, pedestal wash hand basin with mixer-tap, low level WC, chrome heated towel rail, extractor fan and tiled walls.

Communal Gardens

There are communal garden areas surrounding the development (including the boxed gas meter).

Communal Parking

The communal parking area can be found to the front of the development providing off road parking.

Solar Energy System

There also is a shared solar energy system incorporating solar panels which contributes to the cost of the electricity.

Agent Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Compton Road, Colchester

- One Bedroom
- Ground Floor Apartment
- Stylish High-Gloss Kitchen
- Modern Shower Room
- Security Entryphone System

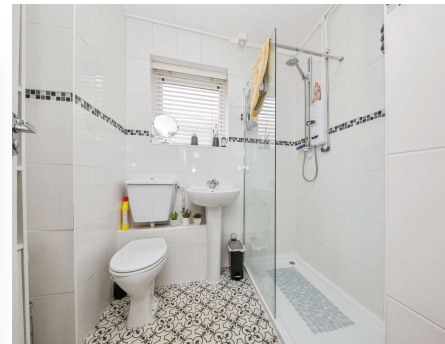
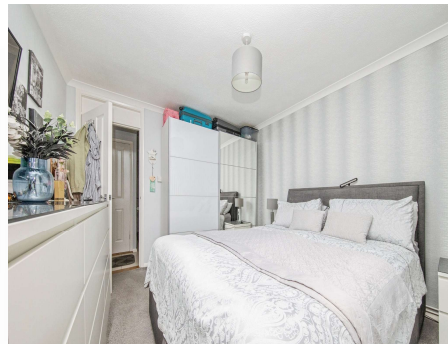
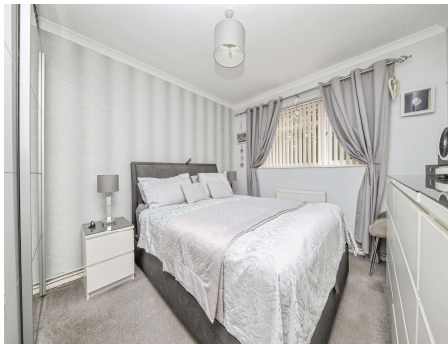
Tenure: Leasehold EPC Rating: A

Council Tax Band: A Service Charge: 713.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Dec 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ110135 - 0003

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.



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