



Echelon Walk, Colchester, CO4 6BW

welcome to

Echelon Walk, Colchester

This modern and beautifully presented second floor apartment is ideally situated for access to shops, amenities, schools, hospitals, recreational facilities and transport links such as the A12 and Colchester's mainline train station with direct links to London Liverpool Street.



Offered with NO ONWARD CHAIN, this beautifully presented and modern second floor apartment is currently let out and could be an ideal investment opportunity. The property benefits from spacious open plan living accommodation, a large south facing balcony with outside lighting providing some outside space for relaxing and dining, as well as two double bedrooms, en suite shower room to master bedroom and further bathroom. Additionally there are two allocated parking spaces including a car port.

Communal Entrance Door To:

Communal Entrance Hall

With stairs to second floor.

Entrance Door To:

Hallway

Amtico wood effect hard flooring, two built-in cupboards with power and lighting, doors to:

Lounge / Diner / Kitchen

Two upvc double glazed windows to rear, upvc double glazed window to side, radiator, door to BALCONY. Kitchen area comprising comprehensive range of modern matching base and eye level units, work surfaces, inset sink and drainer unit, built-in oven and induction hob with glass splashback and extractor fan over, built-in fridge/freezer + washer/dryer + dishwasher, ceiling spotlights, amtico wood effect hard flooring.

Bedroom One

Upvc double glazed window to side, radiator, carpet, ceiling fan, door to:

En Suite

Modern white suite comprising double shower cubicle, low level w.c. and pedestal wash hand basin, part tiled walls, tiled floor, heated towel rail, downlights, extractor fan, shaver point.

Bedroom Two

Upvc double glazed window to side, radiator, carpet, ceiling fan.

Bathroom

Modern white suite comprising panel enclosed bath with shower over and screen, pedestal wash hand basin and low level w.c., part tiled walls, tiled floor, heated towel rail, downlights, extractor fan, upvc double glazed window to side.

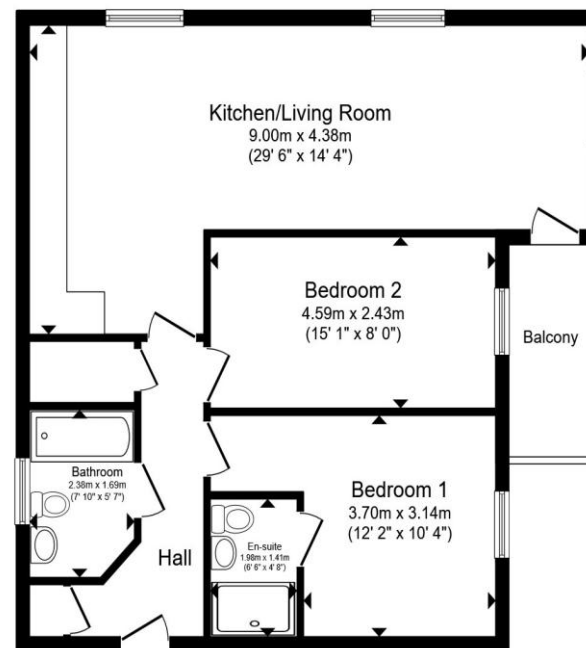
Outside

The property benefits from allocated parking as well as a large south facing balcony.

The property benefits from lovely onlooking wooded areas and green spaces.

Agents 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.



Total floor area 69.4 m² (747 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

Echelon Walk, Colchester

- NO ONWARD CHAIN
- Modern Second Floor Apartment
- Open Plan Living Accommodation
- Two Double Bedrooms
- En Suite & Family Bathroom
- Large South Facing Balcony With Outside Lighting
- Two Allocated Parking Spaces Including Car Port
- Close To Amenities & Transport Links

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 566.48

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS121671 - 0003

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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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