



Tynedale Square, Highwoods, Colchester, CO4 9SN

welcome to

Tynedale Square, Highwoods, Colchester

Offered with NO ONWARD CHAIN this excellent GROUND FLOOR APARTMENT would make the IDEAL HOME FOR FIRST TIME BUYERS and is situated conveniently for VARIOUS SHOPS, local schools, HIGHWOODS COUNTRY PARK, Colchester North Station and the A12/A120.



Entrance

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

Communal Hallway

Door leading to:

Entrance Hall

Wall-mounted security entry-phone receiver, electric heater and doors leading to;

Living Room

15' 6" x 10' 6" (4.72m x 3.20m)

Double glazed French doors to the front with Juliet balcony, double glazed window to the side aspect and an electric heater.

Kitchen

10' 2" x 6' 6" (3.10m x 1.98m)

Double glazed window to the rear aspect, single sink and drainer with mixer-tap inset to the worktop, tiled splashbacks, wall and floor mounted cupboards and drawers, built-in electric oven with four-ring electric hob, plumbing for a washing machine and a wall-mounted electric heater.

Bedroom One

13' x 9' 6" max (3.96m x 2.90m max)

Double glazed window to the rear aspect, built-in cupboard (housing the water tanks) and an electric heater.

Bedroom Two

9' 10" x 7' 6" (3.00m x 2.29m)

Double glazed window to the rear aspect and an electric heater.

Bathroom

Enclosed panel bath with mixer-tap and shower attachment, pedestal wash hand basin with mixer-tap, low level WC, electric heater, extractor fan and part tiled walls.

Communal Gardens

There are communal garden areas within the development.

Allocated Parking

There are two allocated parking spaces provided within the car parking area for off road parking.

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.



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



check out more properties at williamhbrown.co.uk



welcome to

Tynedale Square, Highwoods, Colchester

- Two Bedrooms
- Ground Floor Apartment
- Two Allocated Parking Spaces
- Security Entry-Phone System
- Popular Highwoods Location
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1468.40

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1980. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£160,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
CSJ108259 - 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 843464



ColchesterStJohns@williamhbrown.co.uk



42a St Christopher Road, Colchester, Essex,
CO4 0NA



williamhbrown.co.uk