

16 Buckingham Drive, Colchester, CO4 3YH



Leasehold

£159,999

Subject to contract

2 bedrooms
1 reception room
1 bathroom



A good size two bedroom first floor flat with the benefit of its own private garden area. The property is located close to good facilities and not far from the University of Essex.

Some details

General information

A good size two bedroom first floor flat benefitting from its own personal garden, located close to good facilities and providing straight forward access to the University of Essex.

The property has accommodation briefly comprising of a door into the entrance hall which has a good size storage cupboard immediately on the right hand side, a further storage cupboard and doors leading off to the accommodation. The lounge measuring an impressive 16' in length has a window to the front, two radiators and a door to the kitchen which has a range of worksurfaces with cupboards and drawers under, matching eye level units, space for a washing machine, one and a half bowl sink and drainer unit, space for a cooker and fridge freezer, part tiled walls. Bedroom one has a window to the front. Bedroom two having a window to the rear and two fitted wardrobes. The bathroom has a panel bath with mixer taps and shower attachment over, wash hand basin with cupboard beneath, radiator. There is a separate W.C. having a low level W.C and a window to the rear.

Entrance hall

Lounge

16' x 14' 11" (4.88m x 4.55m)

Kitchen

9' 6" x 8' 8" (2.9m x 2.64m)

Bedroom one

12' x 11' 9" (3.66m x 3.58m)

Bedroom two

12' 5" x 9' 7" (3.78m x 2.92m)

Bathroom

6' x 5' 2" (1.83m x 1.57m)

Cloakroom

6' x 2' 7" (1.83m x 0.79m)

The outside

We are advised by the owner that the property benefits from its own garden which is enclosed by timber fencing and accessed via a gate. We understand that there is also a brick built shed for the property.

Where?

The property is conveniently situated close to Tesco Superstore, Hythe railway station and providing straight forward links to the University of Essex. Colchester town centre is accessible by rail and bus with its larger range of shopping facilities.

Important information

Council Tax Band - A

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Leasehold -We are waiting for the client to confirm the length of the lease .

Ground rent - approx £50 per annum

Service charge – approx. £768 per annum

We are awaiting the vendors written evidence of this EPC rating – C

Agents note

Any intending viewers or purchasers are advised of the following: An EWS1 form (External Wall Survey) may be recommended for certain apartment buildings dependant on issues such as the height of the structure. the positioning of balconies and composition of any external cladding. Fenn Wright have not undertaken any such assessment in respect of this particular property and this note has been added to all flats being offered for sale throughout our business as appropriate general guidance .We recommend that potential purchasers seek advice from their solicitor and an independent Chartered Surveyor before committing to a purchase.

Directions

Proceed from Colchester along Harwich Road and upon reaching the mini roundabout turn right into Bromley Road. Take the second turning on the right hand side into Hawthorne Drive, continue down this road for some distance where Buckingham Drive will be found as a turning on the left hand side with the property located further along on the left.

Further information

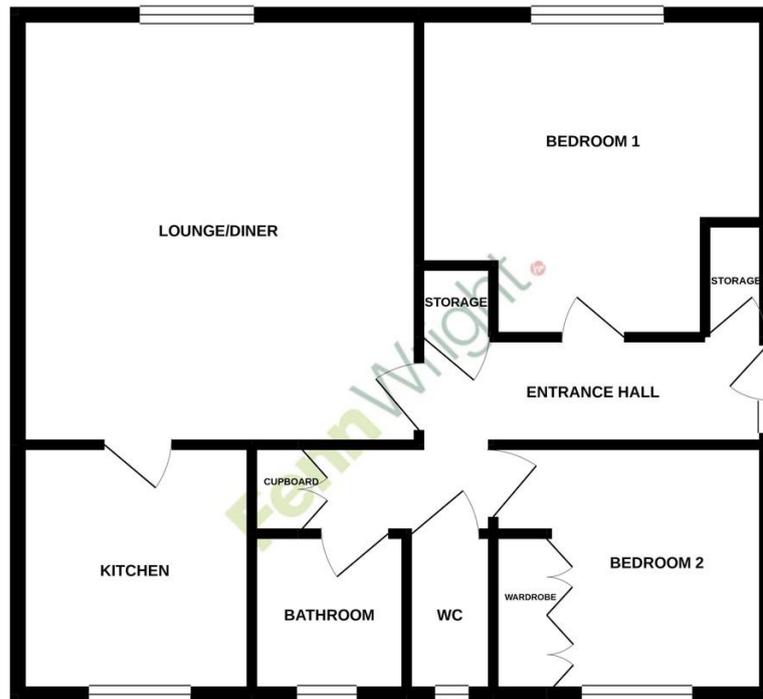
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01206 763 388.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To find out more or book a viewing

01206 763 388

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