

1 & 2 Swan Court, Swan Passage, Colchester, CO1 1SU



Freehold

Offers In Excess Of

£395,000

Subject to contract

Town centre location

Two x 2 bedroom apartments

2 bedrooms

1 reception room

1 bathroom



An excellent investment/family purchase of two spacious and well appointed apartments which offer excellent potential to be converted into a spacious family home or an excellent rental proposition.

Some details

General information

Occupying a superb town centre position within minutes walk of central Colchester and Castle Park an opportunity to acquire two, two bedroomed apartments.

Apartment one

Entrance door to entrance lobby with stair flight to the first floor, landing with stairflight leading to the second floor and door to the private entrance hall with built in storage cupboards. The spacious living room has a storage cupboard and display shelving and opens out onto the kitchen which has fitted worksurfaces with cupboards, drawers and space under, inset single drainer stainless steel sink. Four ring electric hob with oven under, plumbing for automatic washing machine and fitted wall units. There are two bedrooms one of which has built in wardrobes and a bathroom with panel bath, low level W.C, wash basin and tiled walls.

Apartment two

Access from the second floor landing to the private entrance hall with access to loft space and doors leading off. The living room has a central fireplace and the kitchen has worksurfaces with cupboards, drawers and space under, inset single drainer stainless steel sink. There is a four ring electric hob with oven under, fitted wall units and wall mounted gas boiler. There are two bedrooms one of which has a range of built in wardrobes and a shower room with tiled shower cubicle, low level W.C and a wash hand basin.

Apartment 1 (first floor)

Lounge

14' 8" x 14' (4.47m x 4.27m)

Kitchen

10' x 4' 8" (3.05m x 1.42m)

Bedroom one

11' 4" max. x 10' 4" (3.45m x 3.15m)

Bedroom two

9' 2" x 7' 6" (2.79m x 2.29m)

Bathroom

9' 4" x 4' 6" (2.84m x 1.37m)

Apartment 2 (second floor)

Lounge

14' 6" x 13' 9" (4.42m x 4.19m)

Kitchen

9' 5" x 6' 6" (2.87m x 1.98m)

Bedroom one

11' 6" x 10' 3" (3.51m x 3.12m)

Bedroom two

9' 3" x 7' 5" (2.82m x 2.26m)

Shower room

5' 6" x 4' 6" (1.68m x 1.37m)

The outside

There is a useful double garage with overall maximum measurements of around 24' by 22'6" which includes a partition workshop area, low level W.C and walk in storage area.

To the rear of the property is a small courtyard style garden and a work shed measuring approximately 12' by 9'6" providing an excellent storage area.

Where?

The property occupies an excellent position within easy reach of Colchester town station and central Colchester with its excellent range of shopping and educational facilities.

Important information

Council Tax Band - B

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

Tenure - Freehold

EPC rating - tbc

Our ref - GMB

Directions

On foot proceed along the High Street turning left into Maidenburgh Street (opposite the newsagent) and immediately left into Swan Passage where the property will be located immediately on the right hand side.

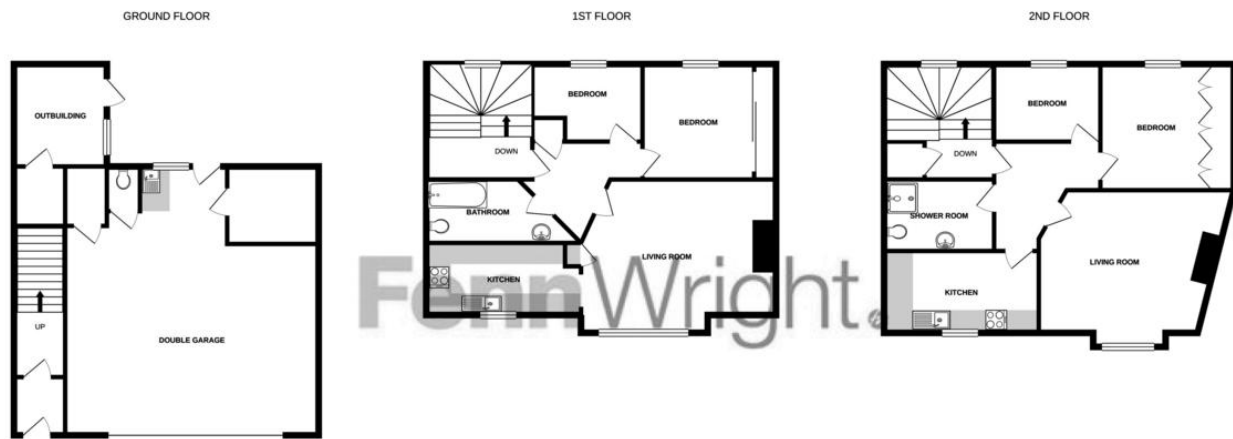
Further information

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

fennwright.co.uk

Viewing

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



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.
Made with Metropix ©2021

To find out more or book a viewing

01206 763 388

fennwright.co.uk

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

