

34 Clarendon Way, Colchester, CO1 1AG



2 bedrooms
1 reception room
and 2 bathrooms

Leasehold

Asking Price Of

£230,000

Subject to contract

Duplex apartment



A spacious two double bedroom duplex apartment located within walking distance to Colchester North Station benefiting from allocated parking and no onward chain.

Some details

General information

Located within close proximity to Colchester mainline railway station with direct links to London Liverpool Street is this spacious two double bedroom duplex top floor apartment. The property offers accommodation over two floors with the lower floor benefiting from a spacious hallway, living room, kitchen, bathroom and second double bedroom. The upper floors offers the master bedroom with fitted wardrobes, ensuite and distant views over towards the city centre. This property has the added benefit of being offered with no onward chain.

Communal entrance door to communal entrance hall with stairs to top floor. Door to

Entrance hall

Wood flooring, wall mounted electric heater. Double built in storage cupboard, telephone entry system. Stairs to upper floor with storage cupboard under, cupboard housing hot water cylinder, door to

Lounge

17' 8" x 10' 10" (5.38m x 3.3m) uPVC window to rear with views towards the city centre. Wood flooring and wall mounted electric heater.

Kitchen

9' 4" x 6' 8" (2.84m x 2.03m) uPVC window to rear. Eye and base level units, roll top work surfaces with inset sink unit, mixer tap and tiled splash-backs. Integrated electric oven and hob with extractor fan over. Space for fridge freezer, washing machine and dishwasher. Tiled flooring. Inset spot lighting.

Bedroom two

11' 6" x 10' 6" (3.51m x 3.2m) uPVC window to front, wall mounted electric heater.

Bathroom

7' 4" x 6' 2" (2.24m x 1.88m) uPVC obscure window to front. Low level WC, pedestal wash hand basin, panelled bath with shower over. Part tiled walls, inset spot lighting, extractor fan.

UPPER LANDING

Velux window to front aspect, door to

Bedroom one

19' 8 max" x 14' 7 max" (5.99m x 4.44m) Irregular shape room. uPVC dormer window to rear. Quadruple fitted wardrobe with floor to ceiling mirror fronted sliding doors. Wall mounted electric heater, door to

Ensuite

Low level WC, wash hand basin. Shower cubicle, tiled flooring, inset spot lighting, extractor fan.

Directions

From the city centre proceed North along Westway heading towards North station. At the roundabout proceed straight over. At the next roundabout take your third exit into Clarendon Way where the apartment can be located on the right-hand side on the corner of Rowan Close.

Further information

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

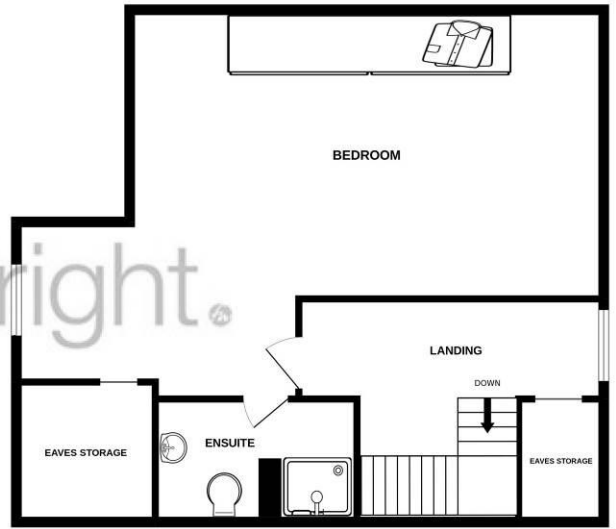
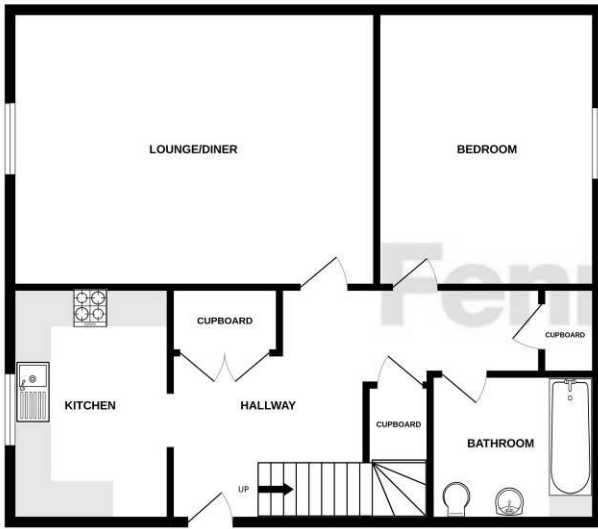
fennwright.co.uk

Viewing

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

SECOND FLOOR

THIRD 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.
Made with Metropix ©2022

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 Tollygate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

