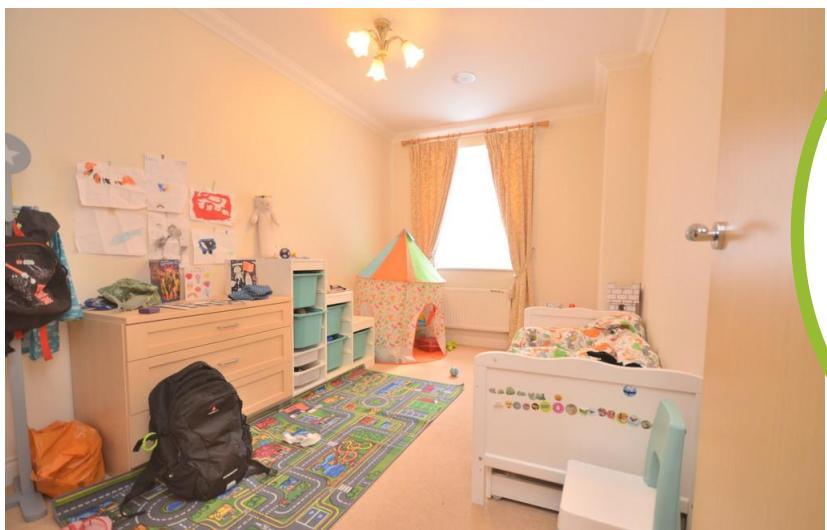


117 Henry Laver Court, COLCHESTER, Essex, CO3 3DY



2 bedrooms
1 reception room
2 bathrooms

Leasehold
Offers in Excess of
£200,000
Subject to contract
Superbly positioned



Offered, for sale, with no ongoing chain a spacious and superbly positioned two double bedoomed first floor apartment within walking distance of central Colchester and Mainline Railway Station.

Some details

General information

Offered, for sale, with no ongoing chain a spacious first floor apartment occupying a superb position within walking distance of the town centre and railway station.

Communal entrance hall with access to first floor, door to private entrance hall with cupboard housing the hot water tank and built-in storage cupboard.

The spacious lounge/diner has a large fitted mirror and dual aspect windows providing a light and airy living and dining area. The kitchen has fitted work surfaces with cupboards and drawers under, inset one and a half bowl sink, fitted wall units one of which houses the gas boiler, inset four-ring hob with oven under, microwave over, integrated fridge/freezer, dishwasher and washing machine.

Bedroom one has fitted wardrobes and a Juliet balcony along with an en-suite shower room with tiled shower cubicle, wash basin with cupboards under, low level WC, part-tiled walls and vertical towel rail. There is a second good size bedroom and bathroom with modern white suite comprising panelled bath, wash basin with storage cupboards under, low level WC, part-tiled walls, vertical towel rail and large fitted mirrors.

Lounge/diner

20' 6" narrowing to 18' 6" x 11' 8"
(6.25m 5.64m x 3.56m)

Kitchen

8' 6" x 7' 3" (2.59m x 2.21m)

Bedroom one

12' 2" x 12' 2" (3.71m x 3.71m)

Ensuite

4' 8" x 4' (1.42m x 1.22m)

Bedroom two

14' 2" x 8' 2" (4.32m x 2.49m)

Bathroom

7' x 5' 4" (2.13m x 1.63m)

Outside

We are advised by the current vendors that there is an allocated parking space although this has not been verified by Fenn Wright.

Location

As previously mentioned the property occupies a superb position within comfortable walking distance of Colchester's Mainline Railway Station with its direct links to London's Liverpool Street Station. Central Colchester is within a short walk with its excellent range of shopping and recreational facilities, Mercury Theatre and historic castle with its picturesque gardens and outdoor events.

Important information

Council Tax Band - C

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

Tenure - Leasehold

EPC rating - B

Our ref - GMB

Lease details - We understand the ground rent is approximately £240PA and service charge is approximately £1737.59 PA (including buildings insurance). The are advised that the original lease length was 100 years and began in 2005 leaving 83 years remaining.

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

From our Colchester office proceed on foot passing the Mercury Theatre over the footbridge and right into Henry Laver Court.

Further information

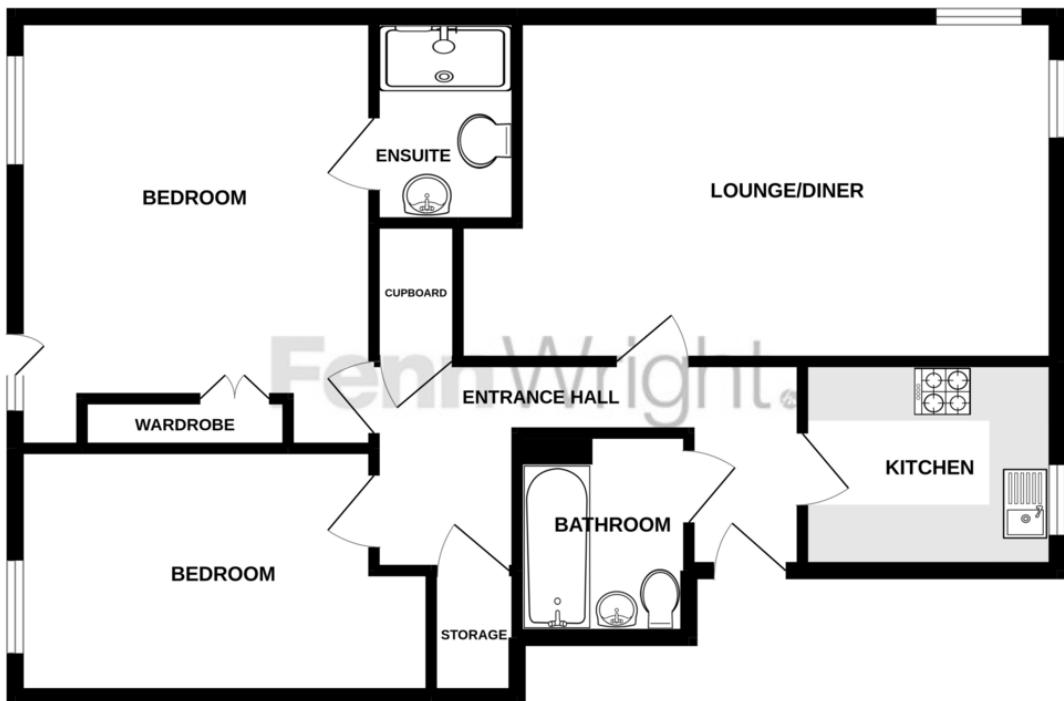
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

fennwright.co.uk

Viewing

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

FIRST 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. These plans are illustrations 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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Consumer Protection Regulations 2008

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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.

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