



GEORGE WILLIAMS WAY, COLCHESTER, ESSEX, CO1

GUIDE PRICE £145,000







**IDEAL INVESTMENT PROPERTY** - We are delighted to offer this well presented; one-bedroom top floor apartment located within walking distance to Colchester City Centre. This property comprises of a lounge/diner, double bedroom, bathroom and kitchen with appliances. Further benefitting from gas central heating and permit parking for one vehicle. An early viewing is advised to appreciate the accommodation to offer.

#### **ENTRANCE HALL**

Fitted carpets, one gas radiator and a storage cupboard.



#### **LOUNGE/DINER**

20' 56" x 9' 12" (7.52m x 3.05m) UPVC double glazed window to the front and rear, 2 x radiators, fitted carpet.

#### **KITCHEN**

6' 53" x 6' 64" (3.18m x 3.45m) UPVC double glazed window to the rear, eye level and base units with over worktops, inset stainless steel sink, extractor fan, integrated oven/hob, washing machine, fridge/freezer, 1 x radiator, tiled flooring.



### BEDROOM ONE

10' 17" x 9' 88" (3.48m x 4.98m) UPVC double glazed window to the front, double built in wardrobe, 1 x radiator, fitted carpet.

### BATHROOM

6' 29" x 6' 44" (2.57m x 2.95m) UPVC double glazed window to the rear, bath with over shower, low level wc, hand wash basin, tiled flooring.

### PARKING

Permit parking for one vehicle.

102 years remaining on the lease.

EPC Rating - C

Service Charge - £614.86 per annum

Ground Rent - £150.00 per annum

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		