



Amelia Chase, COLCHESTER, CO4 6AQ

welcome to

Amelia Chase, COLCHESTER

This exceptional FIRST FLOOR APARTMENT is beautifully presented throughout making the PERFECT HOME FOR FIRST TIME BUYERS. Situated on the POPULAR CHESTERWELL DEVELOPMENT the property is ideal for LOCAL SCHOOLS, various shops, Colchester General Hospital, COLCHESTER NORTH STATION and the A12/A120.



Entrance

The property is entered via the communal front door with security entry-phone system leading to:

Communal Hallway

Stairs to the first floor and a door leading to:

Entrance Hall

Double glazed window to the rear aspect, built-in airing cupboard (housing the Potterton boiler with shelving), radiator, wall-mounted entry-phone receiver, inset spotlights and doors leading to;

Bedroom One

Double glazed window to the front aspect, built-in cupboard (with shelving) and a door leading to:

En-Suite Shower Room

Double shower cubicle with waterfall shower head, wash hand basin with mixer-tap, low level WC, chrome heated towel rail, shaver point, extractor fan, inset spotlights and part tiled walls.

Bedroom Two

Double glazed window to the front aspect and a radiator.

Family Bathroom

Obscure double glazed window to the rear aspect, enclosed panel bath with shower attachment, wash hand basin with mixer-tap, low level WC, chrome heated towel rail, shaver point, extractor fan, inset spotlights and part tiled walls.

Open Plan Living Space

Lounge / Kitchen / Dining Room

Double glazed French doors to the front aspect with Juliet balcony, double glazed windows to the rear and side aspects, one-and-a-half bowl sink and drainer with mixer-tap inset to the worktop, brick-patterned tiled splashbacks, range of high-gloss wall and floor mounted matching cupboards and drawers (with underlighting), integral fridge, freezer, dishwasher and washing machine, built-in electric oven, four-ring gas hob with cooker hood over and inset spotlights.

Communal Gardens

There are communal garden areas surrounding the development including a bin store and bike shed.

Parking

There are two allocated parking spaces provided in the block paved car parking area for off road parking.



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- Two Double Bedrooms
- First Floor Apartment
- Master Bedroom with En-Suite
- Open Plan Living Space
- Stylish High-Gloss Kitchen

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 3463.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ109759 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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