



Station Square, Bergholt Road, Colchester, CO4 6DT

welcome to

Station Square, Bergholt Road, Colchester

This beautifully presented and spacious apartment is situated on the north side of Colchester, a stones throw from North Station with direct links to London Liverpool Street, as well as being within close proximity of shops, amenities and the A12.



This stunning modern ground floor apartment is perfectly situated for access to amenities and transport links, as well as being around 1 mile's walk from Colchester's High Street and city centre. Accommodation comprises large open plan lounge/diner/kitchen which benefits from plenty of light and a modern kitchen area, two large double bedrooms, en suite shower room to the master bedroom and a further four piece family bathroom. Externally there is parking for two cars available by permit.

Lounge / Diner / Kitchen

Laminate wood flooring, three upvc double glazed windows, three radiators, range of high level upvc double glazed windows. Modern kitchen comprising range of base and eye level units, work surfaces, inset sink and drainer unit, built-in eye level double oven, inset induction hob with extractor over, breakfast bar/island, built-in fridge/freezer and dishwasher, combi microwave, enclosed boiler.

Bedroom One

Carpet, built-in wardrobe, floor to ceiling upvc double glazed windows, door to:

En Suite

Modern suite comprising double shower cubicle, wash hand basin set into vanity unit and concealed cistern w.c., large mirror, spotlights, heated towel rail, laminate wood flooring.

Bedroom Two

Carpet, radiator, full length upvc double glazed windows, wardrobe to remain.

Bathroom

Modern four piece suite comprising panel enclosed bath, separate shower cubicle, wash hand basin set into vanity unit and concealed cistern w.c., large mirror, inset spotlights, heated towel rail, laminate wood flooring.

Utility Room

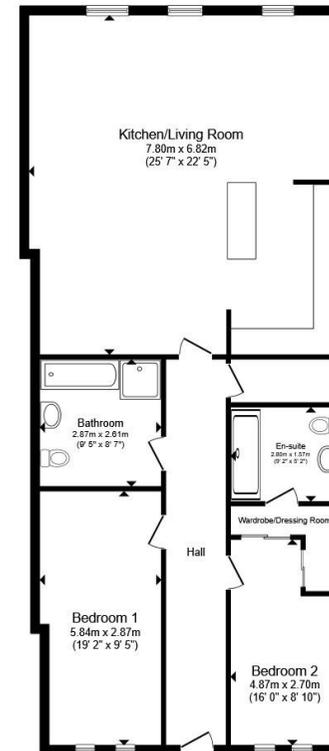
Laminate wood flooring.

Outside

The property benefits from TWO PERMIT PARKING BAYS.

Agents Note

It is our understanding that the property is in the process of being registered at Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps to advise you accordingly.



Floor Plan

Total floor area 119.0 m² (1,280 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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welcome to

Station Square Bergholt Road, Colchester

- Modern Ground Floor Apartment
- Open Plan Lounge/Diner/Kitchen
- Two Double Bedrooms
- En Suite & Family Bathroom
- Two Permit Parking Spaces
- Close To City Centre & North Station
- Beautifully Presented Throughout

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 2500.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Mar 2018. 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

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS121214 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

directions to this property:

Refer to map



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