



WEYLAND DRIVE, STANWAY, COLCHESTER, CO3

GUIDE PRICE £174,000





We are delighted to offer for sale this two-bedroom first floor apartment located in the popular area of Stanway. This property comprises of a spacious lounge kitchen area, two double bedrooms and a family bathroom. Further benefitting from allocated off road parking for one vehicle and having a Juliet balcony. This property is leasehold with 105 years remaining on the lease. An early viewing is advised to appreciate the accommodation to offer!

ENTRANCE HALL

Laminate flooring, one electric heater and storage cupboards.



BEDROOM ONE

11' 27" x 9' 56" (4.04m x 4.17m) narrowing to 5' 69"
Fitted carpet, built in wardrobe, one electric heater and one double glazed window.

BATHROOM

5' 14" x 11' 31" (1.88m x 4.14m) Laminate flooring, full suite comprising of a bath with shower attachment, separate stand up shower, WC and wall mounted pedestal wash hand basin, heated towel rail and one double glazed window.



BEDROOM TWO

11' 46" x 9' 60" (4.52m x 4.27m) narrowing to 9' 23"
Fitted carpet, one electric heater and one double glazed window.

LOUNGE/DINER

15' 6" x 21' 11" (4.72m x 6.68m) narrowing to 9' 33"
Laminate flooring, two storage heaters, one double glazed window and Juliet balcony.

KITCHEN

9' 02" x 8' 47" (2.79m x 3.63m) Vinyl flooring, eye and base level units, washing machine, integrated electric hob and oven with extractor, space and plumbing for dishwasher, space for fridge freezer and one double glazed window.

105 years remaining on the lease.

Service Charge - £1,700.00pa

Ground Rent - £250.00pa





Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		