



Sioux Close, Highwoods £80,000

We have pleasure in offering for sale this ground floor studio apartment situated on the ever popular Highwoods development to the north of Colchester featuring easy access to local shops and the A12.

Studio x Bed

1 x Bathroom

1 x Reception

DAVID MARTIN GROUP (DAVID MARTIN MILE END LIMITED)
27 MILE END ROAD
COLCHESTER
Tel: 01206 851626
Email: paul@davidmartinessex.co.uk

dm^g
DAVID MARTIN
GROUP



- GROUND FLOOR STUDIO APARTMENT
- ELECTRIC HEATING
- MOSTLY DOUBLE GLAZED

- CLOSE TO TESCO SUPERMARKET
- EASY ACCESS TO A12
- INVESTMENT OPPORTUNITY



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ACCESS

Access to the property is gained via a wooden entrance door onto

BEDROOM/SITTING ROOM 5.51m x 2.77m

With window to the front aspect, wall mounted electric storage heater, three wall light points, polished wood style laminate flooring, coving to ceiling.

INNER LOBBY

With double glazed window to side, built in cupboard housing water storage tank, wash hand basin with fitted vanity unit beneath and splash back tiling over, access onto

BATHROOM

With double glazed window to side, suite comprises panelled bath with shower attachment over, low level WC, heated towel rail, splash back tiling to one wall, ceramic tiling to floor.

KITCHEN 2.18m x 5.57m

With secondary glazed window to front, a one and a half bowl stainless steel sink unit over fitted base units, extending to work surfacing with tiled splashbacks and eye level units above, inset four ring electric hob with oven beneath and extractor hood over, plumbing for washing machine.

OUTSIDE

There is a large car park providing communal car parking.

AGENTS NOTES

We are advised that the Lease is approximately 80 years.

All measurements are approximate and for illustrative purposes only. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate. DAVID MARTIN GROUP (DAVID MARTIN MILE END LIMITED) are the vendors or lessors of this property whose agents we give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract. (ii) no person in the employment of DAVID MARTIN GROUP (DAVID MARTIN MILE END LIMITED) has any authority to make or give any representation or warranty whatever relation to this property and no prospective purchaser should rely on any statements as being representation or warranty.

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