

For Sale

Guide Price **£450,000** Freehold



Wakes Hall Park Wakes Colne Colchester CO6 2FH

GUIDE PRICE: £450,000 - £475,000

Enjoying a prime position within the exclusive Wakes Hall Park development, this exceptional home offers a unique blend of luxury, tranquillity and community living.

- Energy Rating: B
- PRESTIGIOUS DEVELOPMENT
- EXCLUSIVE RESIDENT GYM & TENNIS COURTS
- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO GENEROUS EN-SUITE BEDROOMS

Property Details

Entrance Hall

Cloakroom

Living Room 11' 10" x 19' 1" (3.61m x 5.82m)

Kitchen / Diner 11' 6" x 18' 10" (3.51m x 5.74m)

First Floor

Bedroom Two 10' 1" x 12' (3.07m x 3.66m)

En-Suite 8' 2" x 8' 6" (2.49m x 2.59m)

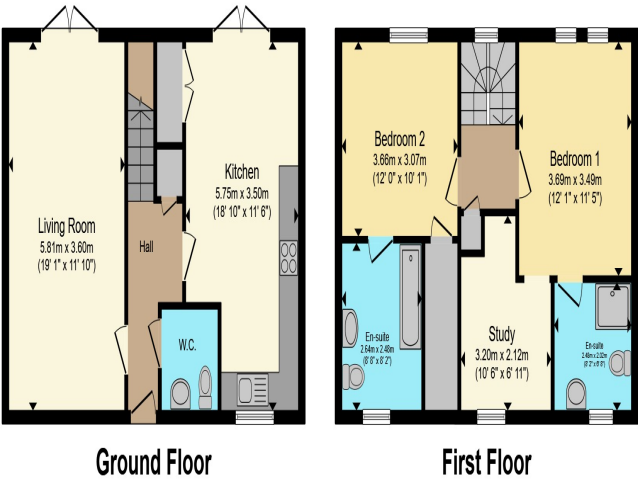
Bedroom One 11' 5" x 12' 1" (3.48m x 3.68m)

En-Suite 6' 8" x 8' 2" (2.03m x 2.49m)

Study / Bedroom Three 6' 11" x 10' 6" (2.11m x 3.20m)

Agents Notes

"Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead"



To view this property please contact Connells on

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Property Ref: CCH308075 - 0004

Tenure:Freehold EPC Rating: B

Council Tax Band: E

Total floor area 104.6 m² (1,126 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



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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