



Circular Road South, Colchester, CO2 7UP

Asking price £175,000

Offered for with NO ONWARD CHAIN, we are pleased to be offering for sale this purpose built, two bedroom 2nd floor apartment. The property located on the popular Abbey Fields development located to the South of Colchester City Centre which offers a wealth of restaurants, social venues, the ever-popular Mercury Theatre as well as access to Colchester Town Railway Station. The property benefits from having an en-suite shower room to the first bedroom and allocated underground car parking space.

Communal Entrance

Reception Hall:

Built in storage cupboard, separate storage cupboard housing Potterton Powermax boiler, door to:

Lounge:



Double glazed window to side, two radiators, door to;

Kitchen:



comprising of worksurface with cupboard and drawers under and matching eye level units, inset four ring gas hob with oven beneath and extractor over, inset one and a half bowl stainless steel sink unit with mixer tap, integrated fridge/freezer, part tiling to walls, inset downlighters, plumbing for washing machine.

Bedroom One:



Double glazed window to side, radiator, built in wardrobe.

En Suite:



With a tiled shower cubicle, pedestal wash hand basin, low level flush W.C. radiator, extractor fan, inset downlighters.

Bedroom Two:



Double glazed window to side, radiator.

Bathroom:



A white three piece suite comprising of a panelled bath with mixer tap, pedestal wash hand basin, low level flush W.C. part tiling to walls, extractor fan, inset downlighters.

Parking:



One allocated underground parking space.

Material Information & Lease:

Lease Length: 125 Years from 1st January 2005-101 years remaining

Ground Rent: £250.00P.A.

Service Charge: £2821.25 P.A.

No Lift in the building. The property is will be offered with vacant possession and no onward chain.

Colchester City Council, Council Tax Band B

Mains electricity, water, gas & drainage are connected.

Broadband is available and we would recommend interested parties make their own enquiries with regard to available speeds and providers.

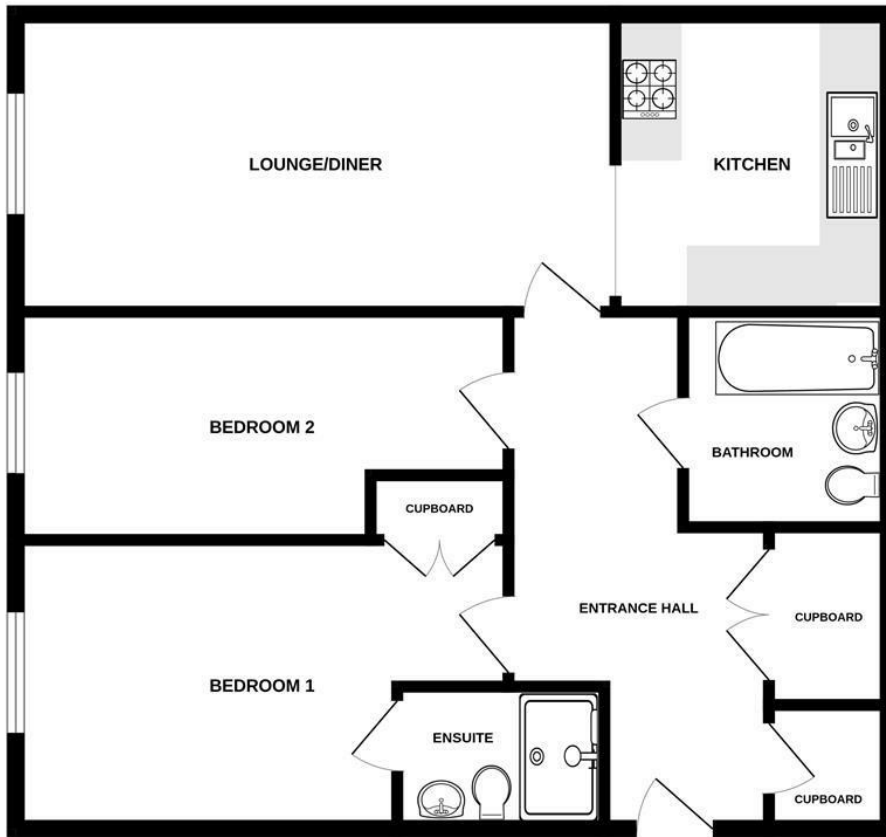
AML Legislation

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The

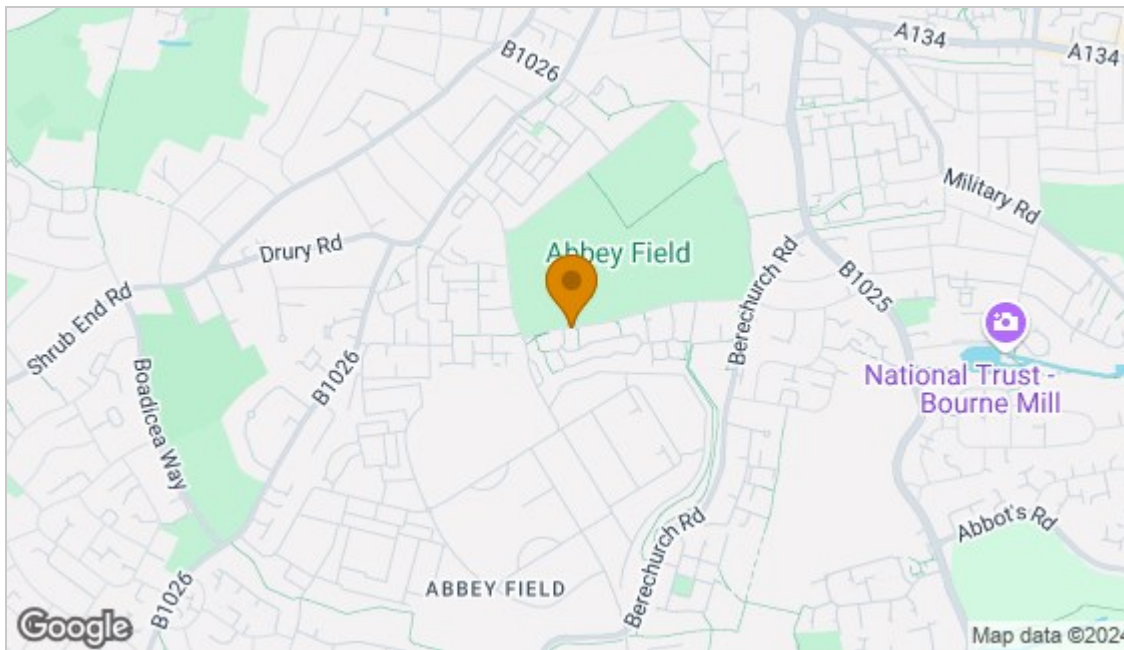
cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you, directly to Lifetime Legal, in advance of us issuing a memorandum of sale and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks

Disclaimer:

Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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