



Scarletts Road, Colchester

Guide Price £115,000



- Two bedroom 1st floor maisonette
- Allocated parking space
- 0.7 miles to Hythe railway station
- 0.9 miles to Colchester Town station
- Ideally located to Colchester City Centre
- Spacious lounge/diner
- Two well proportioned bedrooms
- Three piece shower room
- Ideal first time purchase or investment opportunity



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £115,000

Two bedroom 1st floor maisonette, found within popular residential area. Approximately 0.7 miles to Hythe railway station and approximately 0.9 miles to Colchester Town station. Ideal location for Colchester City Centre. Accommodation boasts, lovely size lounge/diner/kitchen, two well proportioned bedrooms and three piece shower room. The property also has one allocated parking space. Ideal first time purchase or investment opportunity.

Enter the property via door to front. Stairs lead to accommodation.

Lovely size lounge/diner/kitchen double glazed window. Wooden style flooring.

Kitchen offers wall and base mounted units with matching storage drawers. Space for appliances. Worksurfaces housing sink drainer. Hob, oven and extractor hood to remain.

Shower room comprises, larger than average shower, wash hand basin and low level wc. Tiling to walls. Tiled flooring. Obscure double glazed window.

Bedroom one 10'9 x 10'9 double glazed window.

Bedroom two 9'4 x 7'8 double glazed window.

The property also has one allocated parking space.

Further Details:

Length of lease: 108 years

Ground Rent: 250 PA

Service Charge: 920.99

Council Tax: B

Local Authority: Colchester

Please note, any viewings or offers that take place must be placed through the auction T&Cs as per the Sellers agreement.

Disclaimer: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view



Local Life

Colchester is a town in the county of Essex. In the Castle Park, Colchester Castle is a huge Norman keep, built on the foundations of a Roman temple. Its museum displays artefacts up to 2,500 years old. Also in the park is Hollytrees Museum, a Georgian townhouse displaying 3 centuries of clothing, clocks and decorative arts. Nearby, in the Dutch Quarter, are the remains of a Roman theatre. Town Centre offers a variety of shops, pubs and restaurants. Railway station, the famous Colchester Zoo and A12 road links near



Floor Plan



