

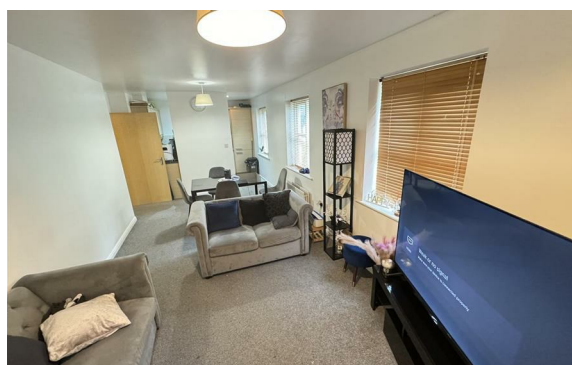


Circular Road South, Colchester

Guide Price £180,000



- Two bedroom first floor flat offered for sale with no onward chain
- Secure intercom entry
- Approximately 0.7 miles to Colchester railway station
- Views across Abby Field
- Allocated underground parking space
- Light and airy lounge with open plan kitchen
- Two bedrooms with en-suite shower room to main bedroom
- Family three piece bathroom
- Lease approximately approximately 105 years
- Gas central heating



Two bedroom flat offered for sale in Circular Road, South of Colchester, this delightful two-bedroom, two-bathroom flat is an ideal first time purchase. Boasting a bright and airy lounge and open plan kitchen with views across Abby Field, this property offers a tranquil retreat from the hustle and bustle of everyday life.

The open-plan kitchen is perfect for whipping up culinary delights while entertaining guests in the spacious lounge area. With two nice size bedrooms, including an en-suite shower room and a three-piece bathroom, this flat provides ample space for comfortable living.

Convenience is key with this property, as it is conveniently located just 0.7 miles away from Colchester railway station, making commuting a breeze. Additionally, the underground allocated parking space ensures that you never have to worry about finding a spot for your vehicle.

Whether you're looking for your first home or a savvy investment opportunity, this flat ticks all the boxes. Don't miss out on the chance to make this charming property your own - book a viewing today and step into your ideal first home!

GUIDE PRICE £170,000-£190,000

Enter the building via secure intercom entry.

Impressive entrance hall gives access to all rooms. Two storage cupboards.

Bedroom one 16'4 x 12'4 double glazed window.

En-suite comprises, shower, wash hand basin and low level WC. Part tiling to walls.

Bedroom two 16'4 x 7'5 double glazed window.

Bathroom comprises white panel bath fitted with shower/mixer tap. Wash hand basin and low level WC. Part tiling to walls.

Lovely size lounge 20'0 x 9'7 double glazed windows.

Kitchen 10'7 x 7'2 wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Gas hob and oven to remain. Space for other appliances. Smooth ceiling with spot lighting.

The property also has underground parking space.

Further Details:

Length of lease: Approximately 105 years remaining

Approximate annual Service Charge: £1,450.00

Approximate annual Ground Rent: £250.00

Council Tax Band: B

Local Authority: Colchester

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.

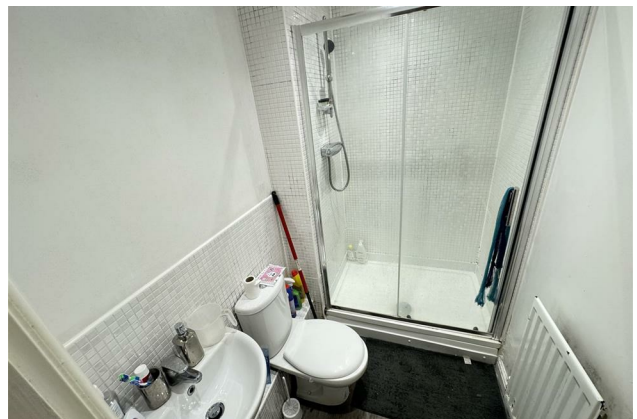
The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

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

