



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.



THE SMALL PRINT:

Length of lease: Approximately 105 years remaining

Approximate annual Service Charge: £1,450.00

Approximate annual Ground Rent: £250.00

Council Tax Band: B

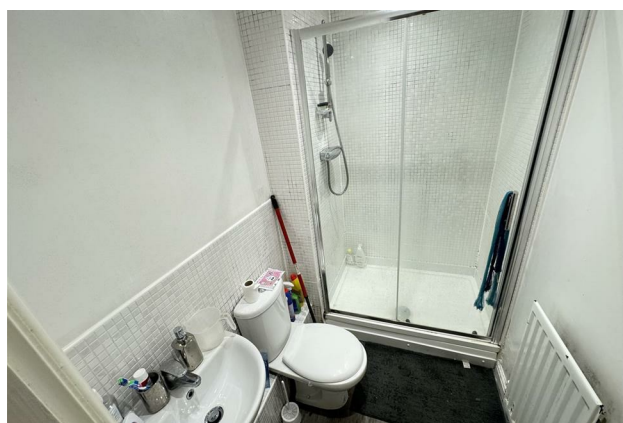
Local Authority: Colchester

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact —get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Floor Plan

