

For Sale

£135,000 Leasehold



## Spiritus House Hawkins Road Colchester CO2 8LE

A well presented apartment, offered with no onward chain.

- Energy Rating: C
- NO ONWARD CHAIN
- WELL PRESENTED APARTMENT
- ONE DOUBLE BEDROOM
- OPEN LOUNGE AND KITCHEN

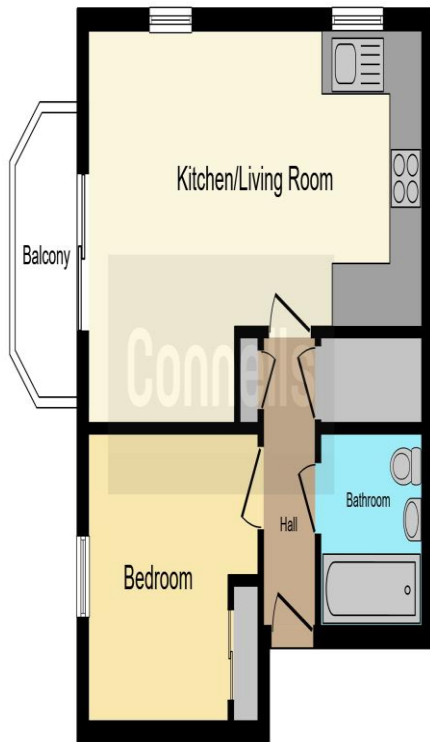
# Property Details

**Lounge** 22' 3" x 13' 1" ( 6.78m x 3.99m )

**Bedroom** 10' 1" x 10' 3" ( 3.07m x 3.12m )

**Bathroom**

**Balcony**



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.focalagent.com](http://www.focalagent.com)



To view this property please contact Connells on

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**E [colchester@connells.co.uk](mailto:colchester@connells.co.uk)**

3a High Street  
COLCHESTER CO1 1DA

**Tenure:** Leasehold

**EPC Rating:** C

Property Ref: CCH308123 - 0003

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

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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