

For Sale

Guide Price **£170,000** Leasehold



Saw Mill Road Colchester CO1 2ZL

- Energy Rating: C
- EXCELLENT LOCATION
- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- EN-SUITE & BATHROOM



Property Details

Entrance Hall

Lounge / Dining Area 12' 1" max x 13' max (3.68m max x 3.96m max)

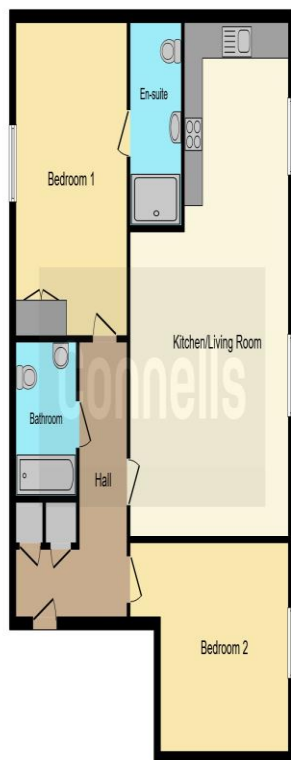
Kitchen Area 7' 1" max x 8' 1" max (2.16m max x 2.46m max)

Bedroom One 9' max x 12' 1" max (2.74m max x 3.68m max)

En-Suite

Bedroom Two 9' max x 12' 1" max (2.74m max x 3.68m max)

Bathroom



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.localagent.com



To view this property please contact Connells on

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COLCHESTER CO1 1DA

Tenure: Leasehold

EPC Rating: C

Property Ref: CCH308222 - 0005

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Nov 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for leasehold properties.

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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