

## For Sale

## £200,000 Leasehold



### Leonard Place Clarendon Way Colchester CO1 1AW

Located a stone's throw from the City's mainline train station and fantastic amenities such as the general hospital and Turner rise retail park this two-bedroom apartment would be a fantastic opportunity for a wide range of buyers.

- Energy Rating: B
- NO ONWARD CHAIN
- FIRST FLOOR APARTMENT
- EN-SUITE TO BEDROOM
- CLOSE TO MAINLINE STATION

# Property Details

## Entrance Hall

**Lounge** 16' 3" x 21' 5" ( 4.95m x 6.53m )

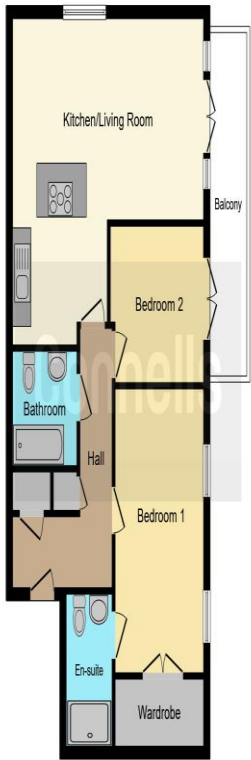
**Kitchen** 9' 1" x 10' 1" ( 2.77m x 3.07m )

**Bedroom One** 9' 6" x 15' 9" ( 2.90m x 4.80m )

**En-Suite** 4' 10" x 7' ( 1.47m x 2.13m )

**Bedroom Two** 8' 9" x 9' 6" ( 2.67m x 2.90m )

**Bathroom** 6' 5" x 6' 5" ( 1.96m x 1.96m )



To view this property please contact Connells on

**T 01206 547 431**  
**E [colchester@connells.co.uk](mailto:colchester@connells.co.uk)**

3a High Street  
COLCHESTER CO1 1DA

Property Ref: CCH308402 - 0002

Tenure:Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1300.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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)

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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