

For Sale

Offers in excess of **£170,000** Leasehold



St. Andrews Gardens Colchester CO4 3EH

Offered with no onward chain, this exceptional two bedroom apartment has been refurbished to an excellent standard. Well located for amenities and provides commuter links.

- Energy Rating: B
- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- REFURBISHED TO AN EXCELLENT STANDARD
- IDEAL INVESTMENT OR FIRST

Property Details

Entrance Hall

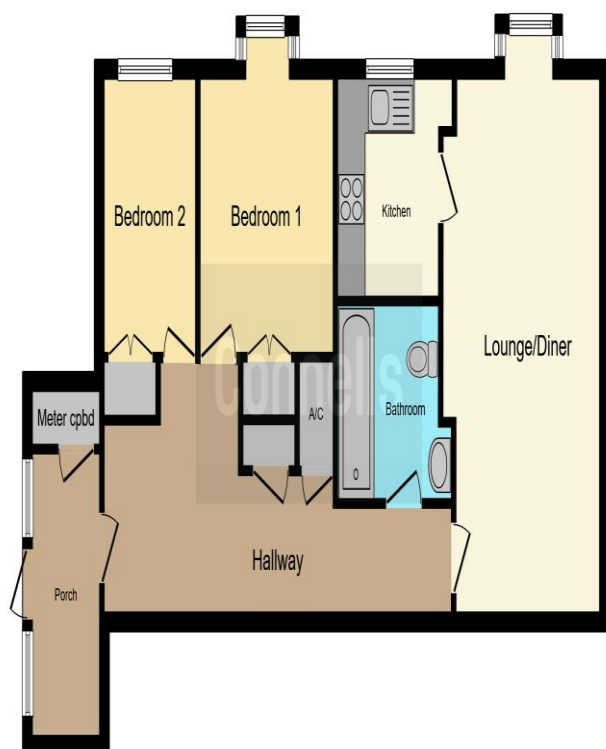
Kitchen 7' 5" x 7' 9" (2.26m x 2.36m)

Lounge / Diner 11' 2" x 20' 3" (3.40m x 6.17m)

Bathroom

Bedroom One 9' 8" x 11' 5" (2.95m x 3.48m)

Bedroom Two 6' 6" x 9' 8" (1.98m x 2.95m)



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



To view this property please contact Connells on

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COLCHESTER CO1 1DA

Property Ref: CCH308196 - 0002

Tenure:Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 175.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Apr 2022. Should you require 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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