



**Magdalen Street, Colchester CO1 2JX**



**welcome to**

**Magdalen Street, Colchester**

Situated in the heart of Colchester, these three apartments offer an ideal INVESTMENT OPPORTUNITY and are offered with NO ONWARD CHAIN. Comprising two ground floor one bedroom apartments and an upper floor apartment with two bedrooms, early viewing is essential.



## Auctioneer's Comments

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## Flat 1 (Ground Floor)

### Lounge

12' 7" x 10' 9" ( 3.84m x 3.28m )  
Upvc double glazed window to front, carpet.

### Bedroom

13' 1" x 10' 3" ( 3.99m x 3.12m )  
Upvc double glazed half size window to side, storage heater, carpet.

## Kitchen

12' 5" x 9' 10" ( 3.78m x 3.00m )  
Matching base and eye level units, work surfaces, inset sink and drainer unit, part tiled walls, integrated cooker, washing machine and fridge/freezer, part tiled walls.

## Shower Room

Shower cubicle, low level w.c., wash hand basin, lino flooring.

## Flat 2 (Ground Floor)

### Lounge

15' 6" x 8' 2" ( 4.72m x 2.49m )  
Two upvc double glazed windows to front, carpet.

### Bedroom

11' x 8' ( 3.35m x 2.44m )  
Night storage heater, carpet.

## Kitchen

13' 1" x 5' 4" ( 3.99m x 1.63m )  
Matching base and eye level units, work surfaces, inset sink and drainer, free standing cooker and washing machine, lino floor, door to Rear Garden.

## Shower Room

Shower cubicle, wash hand basin, low level w.c., double glazed window to rear.

## Flat 3 (Upper Floor)

### Lounge

14' 8" x 11' 6" ( 4.47m x 3.51m )  
Two upvc double glazed windows to front, carpet.

## Kitchen

10' 6" x 8' 9" ( 3.20m x 2.67m )  
Range of matching base and eye level units, work surfaces, inset sink and drainer unit, lino flooring, free standing cooker and washing machine, small upvc double glazed window.

## Bedroom One

11' 2" x 11' 2" ( 3.40m x 3.40m )  
Upvc double glazed window to front, carpet.

## Bedroom Two

9' 9" x 9' ( 2.97m x 2.74m )  
Upvc double glazed sash window to side, night storage heater, carpet.

## Bathroom

Panel enclosed bath with shower over, wash hand basin and low level w.c.

## Outside

There is a courtyard garden area.



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## Magdalen Street, Colchester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- INVESTMENT OPPORTUNITY
- Accommodation Split Into 3 Apartments
- Four Bedrooms In Total
- City Centre Location
- Outside Courtyard Space

Tenure: Freehold EPC Rating: D

Starting bid

**£225,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CCS120360 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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