

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

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, jamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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" \bar{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





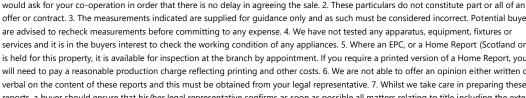


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