



Caelum Drive, Colchester, CO2 8FN

welcome to

Caelum Drive, Colchester

This two bedroom upper floor modern apartment is situated in the Hythe area of Colchester, offering excellent access to the river, local shops and amenities, train station and University of Essex, The property could be an ideal investment opportunity or first time purchase.



This modern apartment is situated on the east side of Colchester and offers spacious and well presented accommodation throughout.

The property benefits from entrance hall, 21 ft open plan lounge/diner/kitchen with French doors onto a Juliet balcony, two good size double bedrooms, en suite shower room to master bedroom and family bathroom.

Externally there is allocated parking and communal grounds.

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, iamsold 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.

Communal Entrance Door To:

Communal Entrance Hall

With stairs to upper floors.

Entrance Door To:

Entrance Hall

Electric heater, built-in airing cupboard, doors to:

Kitchen / Diner /Lounge

21' max x 11' 1" max (6.40m max x 3.38m max)

Range of base and eye level units and drawers, work surfaces, inset one and a quarter sink and drainer unit with mixer tap, dishwasher, washing machine, oven and hob with extractor over, fridge/freezer, laminate flooring, upvc double glazed sliding doors to balcony, upvc double glazed window to side, electric heater.

Bedroom

13' 1" max x 12' max (3.99m max x 3.66m max)

Electric heater, built-in slider wardrobes, upvc double glazed window to side, door to:

En Suite

Three piece suite comprising shower cubicle, low level w.c. and wash hand basin, tiled floor, part tiled walls, heated towel rail.

Bedroom Two

10' x 9' (3.05m x 2.74m)

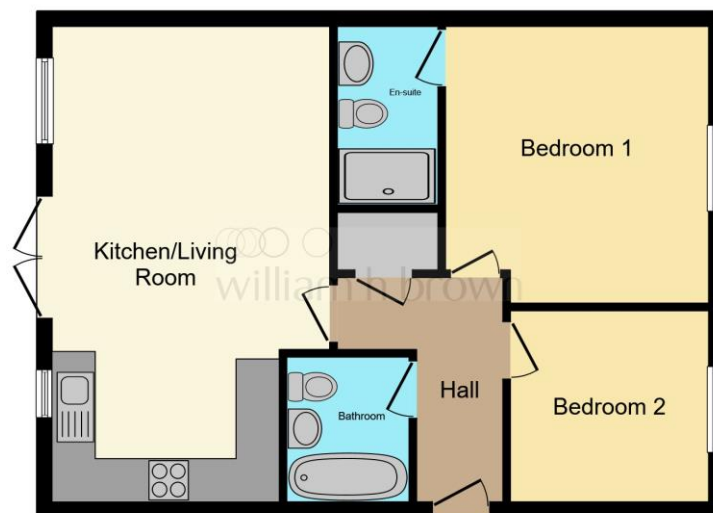
Upvc double glazed window to side, electric heater.

Bathroom

Three piece suite comprising panel enclosed bath with shower over, low level w.c. and wash hand basin, tiled floor, part tiled walls, heated towel rail.

Outside

The property benefits from allocated parking and communal garden.



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



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welcome to

Caelum Drive, Colchester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Modern & Spacious Apartment
- Open Plan Kitchen/Lounge/Diner With Balcony
- Two Double Bedrooms
- En Suite & Bathroom
- Allocated Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1743.00 Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price **£100,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS120633 - 0002

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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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