



East Street, Colchester, CO1 2TR

welcome to

East Street, Colchester

This freehold ground floor apartment is situated on the east side of Colchester, within walking distance of the city centre, castle park and town train station. The property is being sold with tenant in situ and could offer an ideal investment opportunity.



Early viewing is advised of this investment opportunity situated within close proximity of the city centre and transport links. Accommodation comprises spacious lounge, kitchen, bedroom and en suite shower room. Externally there is communal parking

Entrance Door To:

Entrance Door To:

Lobby

Opening to Lounge, under stairs storage cupboard, pressured hot water tank.

Living Room

15' 5" max x 14' 5" max (4.70m max x 4.39m max)

Measurements are total floor area including entrance. Secondary glazed window to front, electric heater, carpet, door to rear, feature beams, door to:

Kitchen

Irregular Shaped Room 12' max x 11' 6" max (3.66m max x 3.51m)

Double glazed window to side, range of base and eye level units, work surfaces, inset sink and drainer unit with mixer tap, tiled splashbacks, integrated oven and hob with extractor hood over, washing machine, fridge and freezer, extractor fan, spotlights, feature beam, door to:

Bedroom

9' 8" x 8' 4" (2.95m x 2.54m)

Frosted double glazed window to rear, double glazed window to side, carpet, built-in cupboard, electric heater, feature beams, door to:

En Suite

Double shower cubicle, vanity wash hand basin and low level w.c., heated towel rail.

Outside

The property benefits from communal parking area.



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



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welcome to

East Street, Colchester

- Ground Floor Apartment
- Lounge
- Kitchen
- Bedroom
- En Suite Shower Room
- Communal Parking
- Close To City Centre & Station

Tenure: Freehold EPC Rating: Exempt

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS120866 - 0004

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