



East Street, Colchester, CO1 2TR

welcome to

East Street, Colchester

This first floor duplex apartment is situated on the east side of Colchester within walking distance of the city centre, Castle Park and town train station. The property offers an excellent investment opportunity being sold with a tenant in situ.



Early viewing is advised of this first floor duplex apartment conveniently situated for access to the city centre and transport links.

Accommodation comprises open plan lounge/diner/kitchen, shower room and second floor attic bedroom. Externally there is communal parking.

Entrance Door To:

Lounge / Diner / Kitchen

14' 7" max x 12' 3" max (4.45m max x 3.73m max)

Two secondary glazed windows to front, electric heater, carpet to lounge area, laminate wood effect flooring to kitchen area, feature beams. Kitchen area comprising range of base and eye level units, work surfaces, inset sink and drainer unit with mixer tap, integrated oven, fridge/freezer and washing machine to remain, door to Shower room and access to stairwell to second floor.

Shower Room

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

Second Floor Landing

With door to:

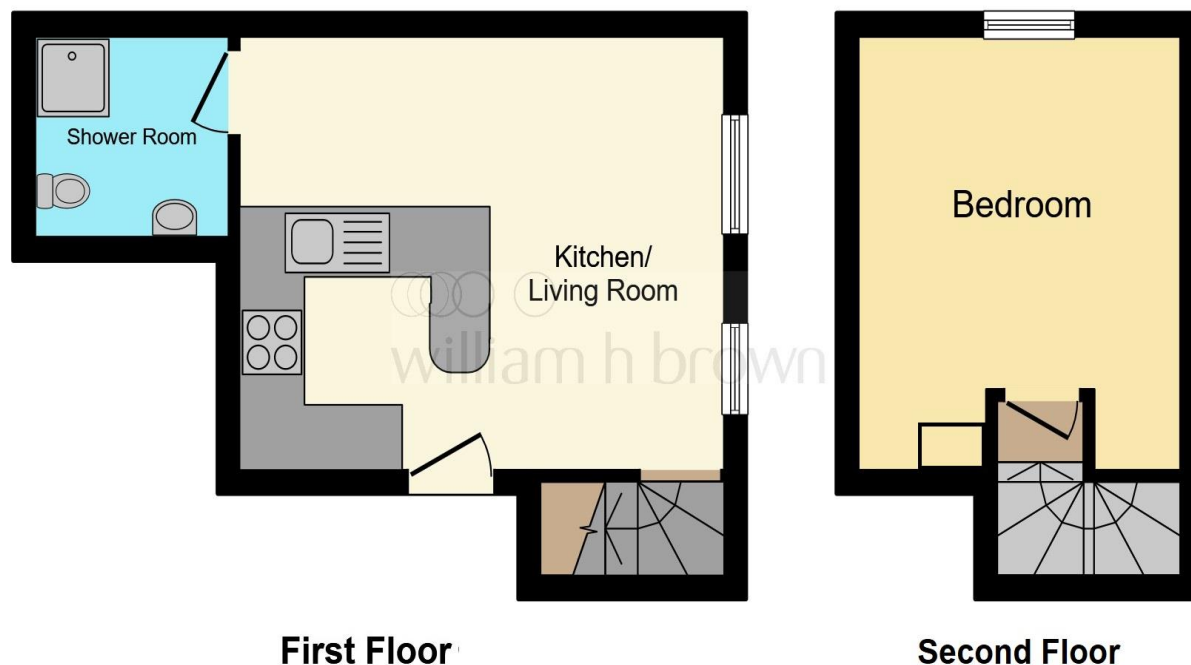
Bedroom

12' 10" max x 8' 10" max (3.91m max x 2.69m max)

Electric heater, secondary glazed window to side, feature beams, restricted head height, pressured hot water tank.

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

- Split Level Apartment
- Open Plan Lounge/Diner/Kitchen
- Shower Room
- Second Floor Bedroom
- Communal Parking
- Walk To City Centre
- Ideal Investment Opportunity

Tenure: Freehold EPC Rating: Exempt

£100,000



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Property Ref:
CCS120864 - 0006

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directions to this property:

Refer to map



Please note the marker reflects the
postcode not the actual property



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