



East Street, Colchester, CO1 2TR

welcome to

East Street, Colchester

This split level apartment is situated in the centre of Colchester, within walking distance of the High Street, Castle Park and Colchester Town Train Station. The property offers an excellent investment opportunity and is offered with no onward chain, being sold with a tenant in situ.



INVESTMENT OPPORTUNITY. Early viewing is advised of this duplex apartment conveniently situated for access to amenities and transport links and offering an excellent opportunity for an investor. First floor accommodation comprises entrance hall, lounge, kitchen/diner and shower room. To the second floor there is a bedroom. Externally there is communal parking.

Entrance Door To:

Stairs To First Floor.

Door To:

Entrance Hall

Stairs to second floor, doors to:

Living Room

14' 2" x 10' (4.32m x 3.05m)

Double glazed window, electric heater, carpet.

Kitchen / Diner

12' 2" x 10' 1" (3.71m x 3.07m)

Two single glazed windows, modern range of units, work surfaces, inset stainless steel sink and drainer unit, tiled splashbacks, integrated oven and hob with extractor hood over, fridge, freezer and washing machine to remain, electric radiator,

Shower Room

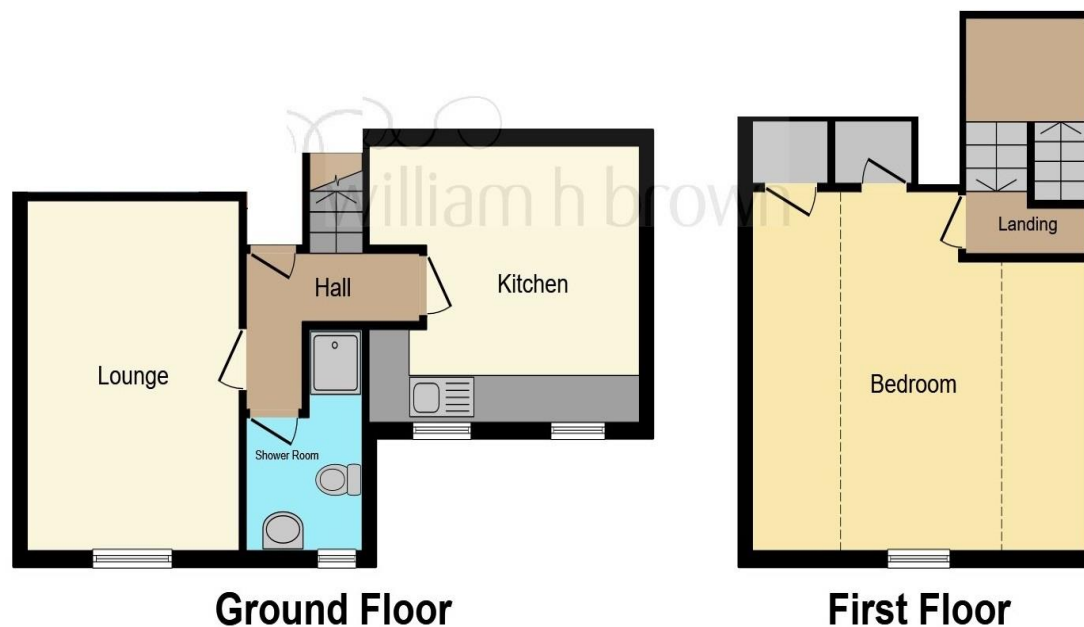
White suite comprising shower unit, pedestal wash hand basin and low level w.c., tiled floor, double glazed window.

Second Floor Accommodation

Bedroom

14' 3" max x 13' 4" max (4.34m max x 4.06m max)

Double glazed window, carpet, electric heater, storage cupboard with pressurized water tank, sloping ceilings.



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
- Spacious Lounge & Separate Kitchen/Diner
- Shower Room
- Second Floor Bedroom
- Communal Parking
- Walk To City Centre & Station
- INVESTMENT OPPORTUNITY – TENANT IN SITU

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: B

£110,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS120865 - 0007

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