



Meachen Road, Colchester, CO2 8JD

welcome to

Meachen Road, Colchester

Offered with NO ONWARD CHAIN, this modern duplex apartment with spacious living accommodation and FOUR BEDROOMS offers exceptional value for money. The property is located in the Hythe area, offering excellent access to the train station, river, local shops, amenities and Essex University.



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.

Description

Early viewing is essential of this rare four bedroom split level apartment offered with no ongoing chain and conveniently situated for access to amenities and transport links.

On entering the apartment there is a hallway with stairs to upper level, spacious open plan lounge/diner/kitchen, master bedroom with en suite shower room, second bedroom and bathroom. The upper floor benefits from two further large bedrooms and a bathroom. Externally there is a car port providing covered parking.



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Communal Entrance Door To:

Communal Entrance Hall

Stairs to second floor, door to:

Entrance Door To:

Entrance Hall

Electric storage heater, carpet, stairs to upper floor with storage under, doors to:

Lounge / Diner / Kitchen

19' 3" max x 19' max (5.87m max x 5.79m max)
L-shaped room, electric heater, electric storage heater, carpet to lounge area, three double glazed windows. Kitchen area comprising range of base and eye level units, work surfaces, inset sink and drainer unit, integrated oven and hob with extractor over, integrated fridge/freezer, space for washing machine, lino flooring, further double glazed window.

Bedroom

14' 10" x 10' max (4.52m x 3.05m max)
Carpet, double glazed window, electric heater, door to:

En Suite

Shower cubicle, pedestal wash hand basin and low level w.c., lino flooring, electric heater/hand dryer, extractor fan.

Bedroom

15' 9" max into door recess x 9' 6" (4.80m max into door recess x 2.90m)
Carpet, double glazed window, electric heater.

Bathroom

Panel enclosed bath with shower over, wash hand basin, low level w.c., lino flooring, electric heater/hand dryer, extractor fan.

Upper Floor

Landing

Loft access, carpet, electric heater, cupboard housing hot water cylinder and controls, doors to:

Bedroom

Irregular Shaped Room 22' 5" max into window x 18' max (6.83m max into window x 5.49m)
Carpet, built-in double wardrobe, double glazed full length window, further double glazed window, electric heater.

Bedroom

21' 7" to wardrobes x 10' 7" (6.58m to wardrobes x 3.23m)
Two double built-in wardrobes, carpet, electric heater, double glazed window.

Bathroom

Panel enclosed bath with shower over, low level w.c., wash hand basin, electric heater/hand dryer extractor fan, velux window.

Outside

There is a car port providing covered parking.



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Meachen Road, Colchester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Duplex Apartment
- Spacious Living Accommodation

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2628.60

Ground Rent: 25.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2002
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£160,000



Ground Floor



First Floor



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS121001 - 0003

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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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