



BENTLEIGH COURT, GREENSTEAD ROAD, COLCHESTER, CO1

GUIDE PRICE £100,000 - £105,000





We are delighted offer for sale this one bedroom second floor flat situated within walking distance to the Essex University and local amenities. The property comprises of a lounge, bedroom, kitchen and bathroom. Externally the property has off road parking and communal gardens surrounding. An early viewing is advised to appreciate the property to offer!

ENTRANCE HALL

Storage cupboard, fitted carpet.

LOUNGE

16' 2" x 8' 9" (4.93m x 2.67m) UPVC double glazed window to the front, electric storage heater, fitted carpet.

KITCHEN

10' 8" x 6' 5" (3.25m x 1.96m) UPVC double glazed window to the side, eye level and base units with over worktop, stainless steel sink, freestanding oven, washing machine, fridge, vinyl flooring.

BEDROOM

11' 4" x 6' 8" (3.45m x 2.03m) UPVC double glazed window to front, electric storage heater, fitted carpet.



BATHROOM

5' 7" x 6' 11" (1.7m x 2.11m) UPVC double glazed window to the rear, bath, electric shower, low level wc, hand wash basin, vinyl flooring.

PARKING

Off road parking.

£1,225 per annum for the service charge.

150 years remaining on the lease.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements