Connells

Dugard House Moss Road
Stanway Colchester

Dugard House Moss Road
Stanway Colchester CO3 0BL

For Sale
£120,000

Property Description

A well-presented purpose-built apartment situated in the popular Dugard House development in Stanway. The accommodation comprises a welcoming entrance hall, spacious open-plan lounge with fitted kitchen, modern bathroom, and a unique mezzanine-style bedroom accessed via steps from the living area.

Externally, the property benefits from an allocated parking space.

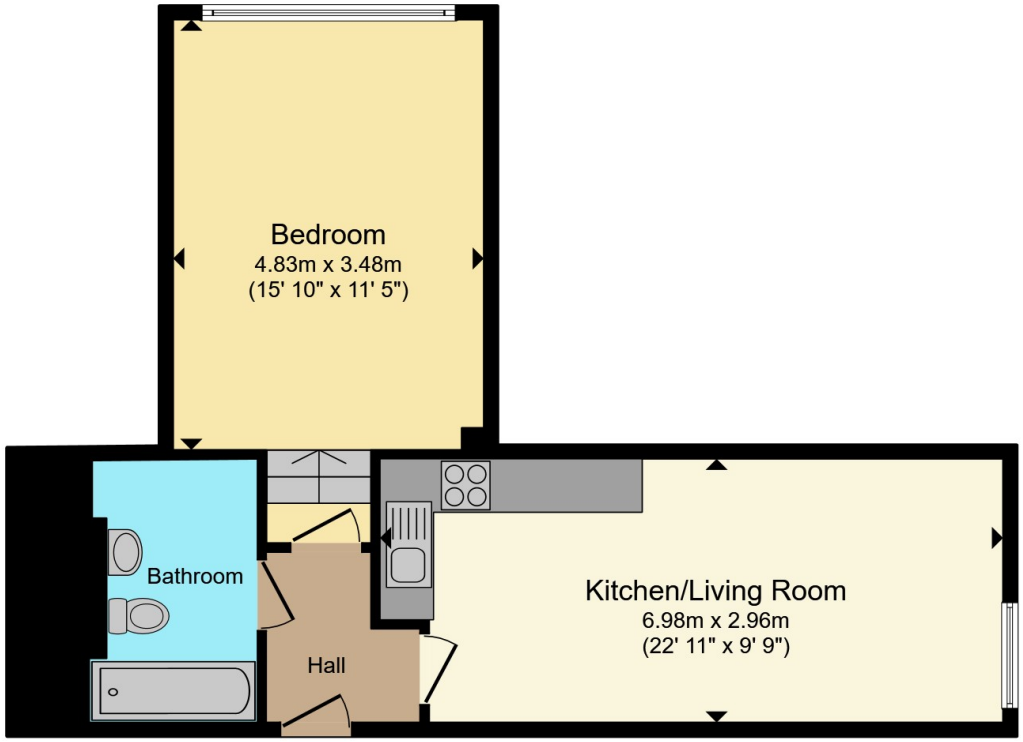
Ideally positioned close to Tollgate Retail Park and the Peartree area, residents enjoy easy access to a wide range of shops, supermarkets, restaurants and everyday amenities. Excellent transport links are nearby, including convenient access to the A12, regular bus services and Marks Tey Station, making this an ideal home for commuters, first-time buyers and investors alike.

Entrance Hall

Bathroom

Bedroom
11' 5" x 15' 10" (3.48m x 4.83m)

Kitchen / Living Room
9' 9" x 22' 11" (2.97m x 6.99m)



Total floor area 49.7 m² (535 sq.ft.) approx

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.propertybox.io

To view this property please contact Connells on

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3a High Street
COLCHESTER CO1 1DA

EPC Rating: D

Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/CCH309027

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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