



Pearce Court Circular Road East

Colchester, CO2 7GA

Guide Price £175,000 - £185,000

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** INVESTMENT ONLY **

We are delighted to offer this two bedroom first floor apartment which is currently let out for £950pcm. This delightful property has views over the cricket green and benefits from allocated off road parking.



Property Features

- TWO BEDROOMS
- EN-SUITE SHOWER ROOM
- SEPARATE BATHROOM
- LOUNGE
- FITTED KITCHEN
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- ALLOCATED PARKING
- VIEWS OVER CRICKET GROUND
- CURRENTLY RENTED FOR £950PCM

Full Description

COMMUNAL ENTRANCE HALL

Stairs to first floor

PERSONAL ENTRANCE HALL

Radiator, airing cupboard.

BATHROOM

White suite comprising of panelled bath with mixer taps and shower hose, pedestal wash basin, low level WC, radiator, extractor fan, down lighters to ceiling, part tiled to walls.

LOUNGE

14' 6" x 10' 11" (4.42m x 3.33m) Double glazed French doors leading onto Juliet balcony, double glazed window, radiator.

KITCHEN

7' 10" x 6' 7" (2.39m x 2.01m) Stainless steel one and a half bowl single drainer sink unit with cupboards under, matching base and eye level cupboards, roll top worksurfaces, space for washer dryer, built in oven, hob and extractor fan, integrated dishwasher.

BEDROOM ONE

11' 7" x 10' 0" (3.53m x 3.05m) Double glazed French doors leading onto Juliet balcony, double glazed window, cupboard housing boiler, radiator.

EN-SUITE SHOWER ROOM

Tiled shower, low level WC, pedestal wash basin, radiator, extractor fan, down lighters to ceiling.

BEDROOM TWO

11' 2" x 10' 4" (3.4m x 3.15m) Double glazed window to rear, radiator.

OUTSIDE

One allocated parking space.

AGENTS NOTES

Service Charge (EPA) £1,380

Ground Rent (EPA) £300

Leasehold (109 Years)

EPC - B

Council Tax Band - B





Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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