



Collyers Court East Street

, Colchester, CO1 2TS

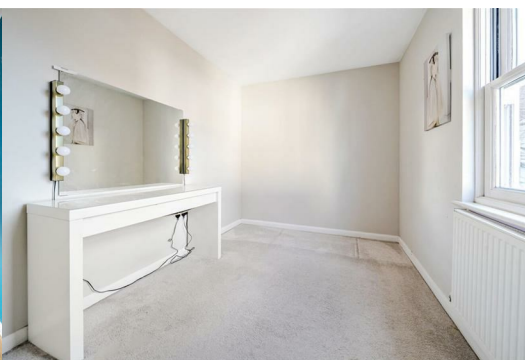
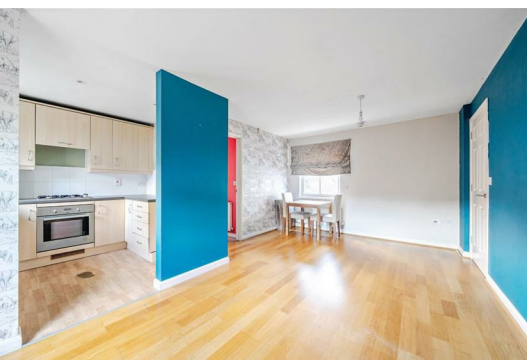
£146,250



This well-presented two-bedroom coach house offers an excellent opportunity to purchase a 75% share on a Shared Ownership basis, with the benefit of low service charges and no ground rent as well as no additional rent. The home is light, practical, and welcoming, with five rooms in total plus a stairway, providing a comfortable living environment.

The property comes with the use of a communal courtyard and bike sheds, with plenty of road parking nearby. Offered with a brand new 99-year lease for the buyer, this home represents an affordable and secure step onto the property ladder.

Situated close to Colchester town centre, the property enjoys excellent connectivity with local train stations including Hythe, Colchester Town, and Colchester Station—all within walking distance or a short car journey. For commuters, the A12 is also easily accessible. Everyday essentials are well catered for, with supermarkets and shops just a short stroll away.



ENTRANCE

Internal the stairs leading up to the flat door into the lounge area.

LOUNGE

Spacious living area, windows to either side aspect, wooden affect flooring.

KITCHEN

A selection of wall and base units with integrated appliances; washing machine, electric hob and 4 ring gas hob with the space available for a fridge/freezer. Window above the sink to the side aspect,
Gas boiler is stored in corner cupboard.

BEDROOM 1

Double sized bedroom, carpet to floor, radiator under window to side aspect.

BEDROOM 2

Good sized bedroom with carpet to floor, radiator under window to side aspect.

BATHROOM

3 piece white suite consisting of panelled bath with shower and curtian rail, wc & basin with cabinet storage underneath & shaver outlet.

EXTERNAL

Covered bin store.

INFORMATION

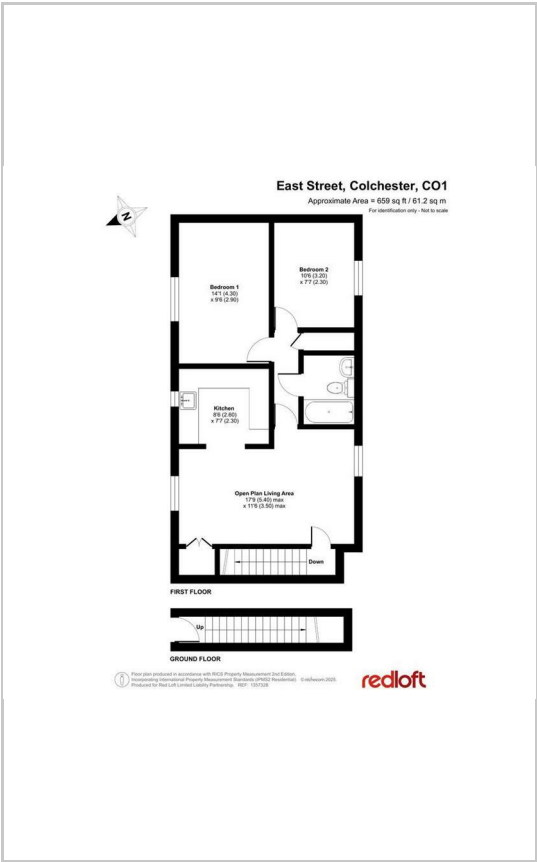
Lease Information: to be renewed on purchase, the cost of which to be shared between seller & buyer on completion of sale (roughly £1200)
Years Remaining: 99 years

Service Charge: £885.96 per year / £73.83 per month
Ground Rent: £0.00
No additional rent on the 75% Shared Ownership.

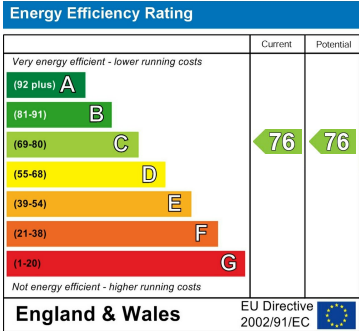
Area Map



Floor Plans



Energy Efficiency Graph



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