

For Sale

Guide Price **£290,000** Leasehold



Caelum Drive COLCHESTER CO2 8FN

An exclusive penthouse set on its own private floor with lift access, expansive terraces, open-plan living and far-reaching views across Colchester.

- Energy Rating: D
- EXCLUSIVE PENTHOUSE SET ON ITS OWN PRIVATE FLOOR
- DIRECT LIFT ACCESS
- THREE DOUBLE BEDROOMS WITH EN-SUITE TO MASTER
- TWO EXPANSIVE TERRACES WITH PANORAMIC VIEWS

Property Details

Entrance Hall

Kitchen / Living / Dining Room 11' 9" x 29' 7" (3.58m x 9.02m)

Side Terrace

Bathroom 5' 6" x 7' (1.68m x 2.13m)

Bedroom Three 9' 11" x 12' 11" (3.02m x 3.94m)

access onto main terrace

Bedroom Two 10' 1" x 13' 1" (3.07m x 3.99m)

access onto main terrace

Bedroom One 10' 4" x 11' 9" (3.15m x 3.58m)

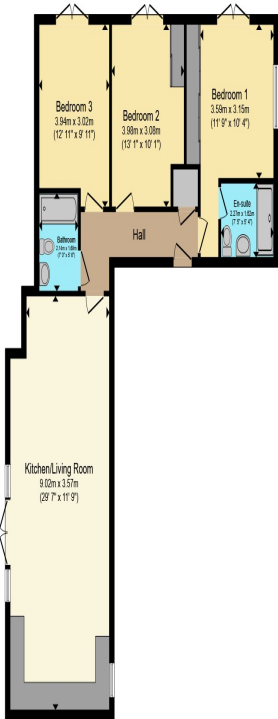
access onto main terrace

En-Suite

Main Terrace

Agents Notes

"Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead"



To view this property please contact Connells on

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COLCHESTER CO1 1DA

Property Ref: CCH308894 - 0005

Tenure:Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 2000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Total floor area 91.3 m² (982 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



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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