

oakheart

£80,000

Offers In Excess Of  
Military Road, Colchester



#### Cash Buyers Only

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable

Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Perfectly positioned in the heart of Colchester, just moments from the bustling City Centre and Town Station with direct trains to London Liverpool Street, this well-presented ground floor, box-bay-fronted maisonette offers both comfort and

convenience in equal measure.

The accommodation has been thoughtfully designed for modern living, featuring a bright open-plan lounge and kitchen area, recently updated with contemporary cabinetry and sleek worktops. The property also includes a generously sized double bedroom and a modern family bathroom.

Externally, residents benefit from an allocated parking space along with additional visitor parking, providing practicality rarely found this close to the city centre.







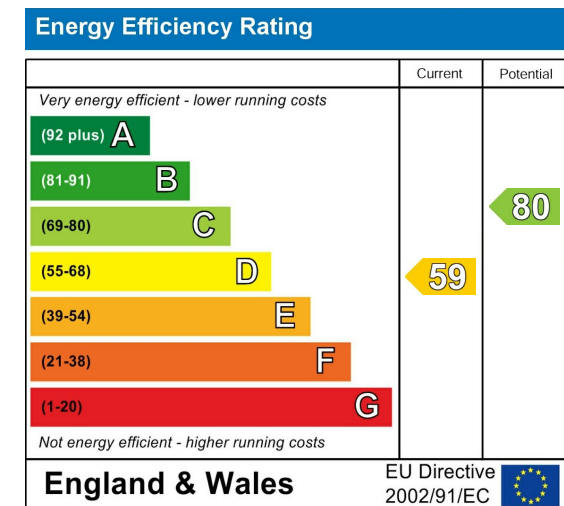




Local Authority:  
Colchester

Tenure:  
Leasehold

Council Tax Band:  
A



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