

For Sale

Guide Price **£170,000** Leasehold



Propelair Way Colchester CO4 5YT

Modern ground floor apartment with private terrace, spacious interiors and excellent access to Colchester North Station.

- Energy Rating: D
- GROUND FLOOR APARTMENT
- PRIVATE TERRACE
- TWO DOUBLE BEDROOMS
- JULIET BALCONY LOUNGE

Property Details

Entrance Hall

Kitchen 6' 7" x 8' 8" (2.01m x 2.64m)

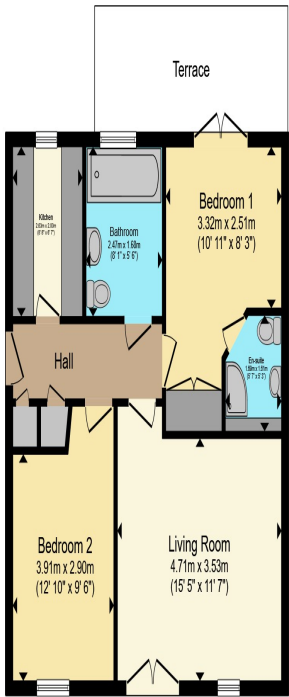
Bedroom Two 9' 6" x 12' 10" (2.90m x 3.91m)

Bathroom 5' 6" x 8' 1" (1.68m x 2.46m)

Bedroom One 8' 3" x 10' 11" (2.51m x 3.33m)

En-Suite

Living Room 11' 7" x 15' 5" (3.53m x 4.70m)



Total floor area 59.9 m² (645 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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COLCHESTER CO1 1DA

Property Ref: CCH308942 - 0004

Tenure:Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1286.00

Ground Rent: 315.46

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Oct 2005. Should you require 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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