

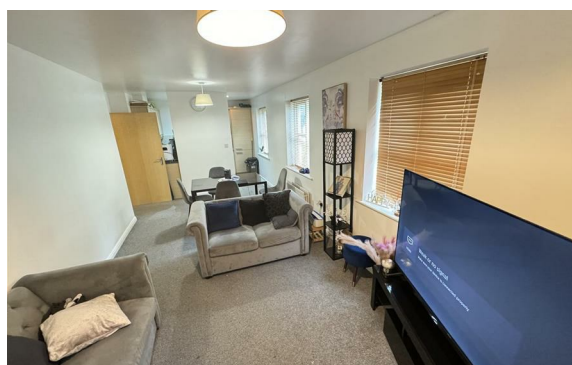


Circular Road South, Colchester

Guide Price £170,000



- Two bedroom first floor flat offered for sale with no onward chain
- Secure intercom entry
- Approximately 0.7 miles to Colchester railway station
- Views across Abby Field
- Allocated underground parking space
- Light and airy lounge with open plan kitchen
- Two bedrooms with en-suite shower room to main bedroom
- Family three piece bathroom
- Lease approximately approximately 105 years
- Gas central heating



GUIDE PRICE £170,000-£190,000

Bright two-bedroom, two-bathroom flat in Circular Road, South Colchester, with open-plan kitchen, lounge views over Abby Field, allocated parking—first-time buyer or investor dream, commute-ready vibes.

Boasting a bright and airy lounge and open plan kitchen with views across Abby Field, this property offers a tranquil retreat from the hustle and bustle of everyday life.

The open-plan kitchen is perfect for whipping up culinary delights while entertaining guests in the spacious lounge area. With two nice size bedrooms, including an en-suite shower room and a three-piece bathroom, this flat provides ample space for comfortable living.

Convenience is key with this property, as it is conveniently located just 0.7 miles away from Colchester railway station, making commuting a breeze. Additionally, the underground allocated parking space ensures that you never have to worry about finding a spot for your vehicle.

Whether you're looking for your first home or a savvy investment opportunity, this flat ticks all the boxes. Don't miss out on the chance to make this charming property your own - book a viewing today and step into your ideal first home!



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THE SMALL PRINT:

Length of lease: Approximately 105 years remaining
Approximate annual Service Charge: £1,450.00
Approximate annual Ground Rent: £250.00
Council Tax Band: B
Local Authority: Colchester

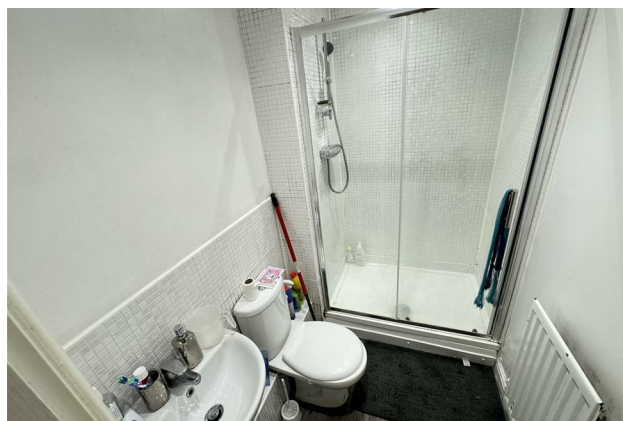
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Floor Plan

