

For Sale

£240,000 Leasehold



Barcro Square Colchester CO1 1FB

Offered with no onward chain, this exceptional apartment boasts a wonderful feel and allocated parking.

- Energy Rating: B
- No onward chain
- Corner-positioned balcony
- Two bedrooms
- Open plan, kitchen, dining area and lounge

Property Details

Entrance Hall

Bathroom 7' 5" x 10' 8" (2.26m x 3.25m)

Bedroom Two 9' x 12' 2" (2.74m x 3.71m)

Bedroom One 11' 10" x 12' 10" (3.61m x 3.91m)

En-Suite

Kitchen / Dining / Lounge 11' 2" x 19' 11" (3.40m x 6.07m)



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.focalagent.com



To view this property please contact Connells on

T 01206 547 431
E colchester@connells.co.uk

3a High Street
COLCHESTER CO1 1DA

Property Ref: CCH308501 - 0002

Tenure:Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 750.00

Ground Rent: 1.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2020. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk