



CLAREMONT HEIGHTS, COLCHESTER, CO1

GUIDE PRICE £140,000





GUIDE PRICE £140,000 - £150,000 We are delighted to offer for sale this two-bedroom top floor flat located in North Colchester. This property comprises of a double bedroom, single bedroom, spacious lounge diner, kitchen and family bathroom. Further benefitting from having allocated permit parking. The property is ideally situated a stone's throw away from the mainline train station and within walking distance to local amenities and bus routes. An early viewing is advised to appreciate the accommodation to offer!

ENTRANCE HALL

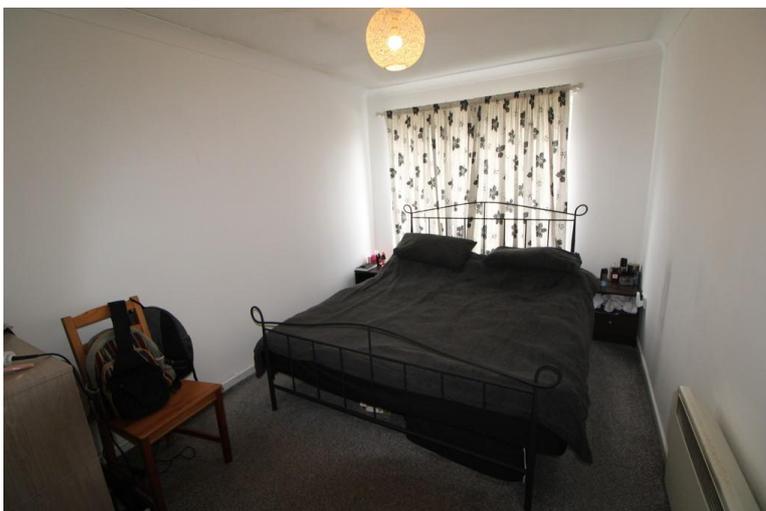
Electric radiator, two built in storage cupboards, access to loft space and doors to bedrooms, bathroom and living area.

BEDROOM ONE

8' 6" x 11' 9" (2.59m x 3.58m) French doors to Juliet balcony, built in mirrored wardrobes and electric radiator.

BEDROOM TWO

8' 8" x 7' 10" (2.64m x 2.39m) Window to front, built in double wardrobe and electric radiator.





BATHROOM

6' 4" x 5' 6" (1.93m x 1.68m) Electric wall heater, extractor fan and a full suite comprising of a bath with shower over, WC and wash hand basin.

LOUNGE

18' 3" x 9' 7" (5.56m x 2.92m) French doors to Juliet balcony, night storage heater and door to Kitchen.

KITCHEN

5' 8" x 8' 5" (1.73m x 2.57m) Window to front, sink with worktop to each side, built in electric hob and oven, extractor fan and space for washing machine and fridge freezer.



88 years remaining on the lease.

Service Charge: £1065.55pa

Ground Rent: £50.00pa

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		