

Connells

Dedham Court Stalin Road
Colchester

Dedham Court Stalin Road
Colchester CO2 8SN

For Sale Guide Price
£150,000







Property Description

GUIDE PRICE: £150,000 - £160,000

Situated on the second floor, this spacious apartment offers a fantastic blend of comfort and practicality, featuring a welcoming entrance hall, two generous double bedrooms, a fitted bathroom, a large modern kitchen and a sizeable lounge/diner that opens onto a private balcony, creating the perfect space to relax or entertain.

Dedham Court enjoys a convenient position just off Stalin Road, placing a wide range of everyday amenities within easy reach. Colchester's vibrant city centre is nearby, offering an excellent selection of shops, restaurants, cafés and leisure facilities, while regular bus services and easy access to both Colchester Town and Colchester North stations make commuting straightforward. Combining generous living space, a private balcony and a well-connected location, this is an ideal home for first-time buyers, downsizers and investors alike.

Kitchen
11' x 12' 5" (3.35m x 3.78m)

Lounge / Diner
11' 7" x 16' 11" (3.53m x 5.16m)

Balcony

Hallway

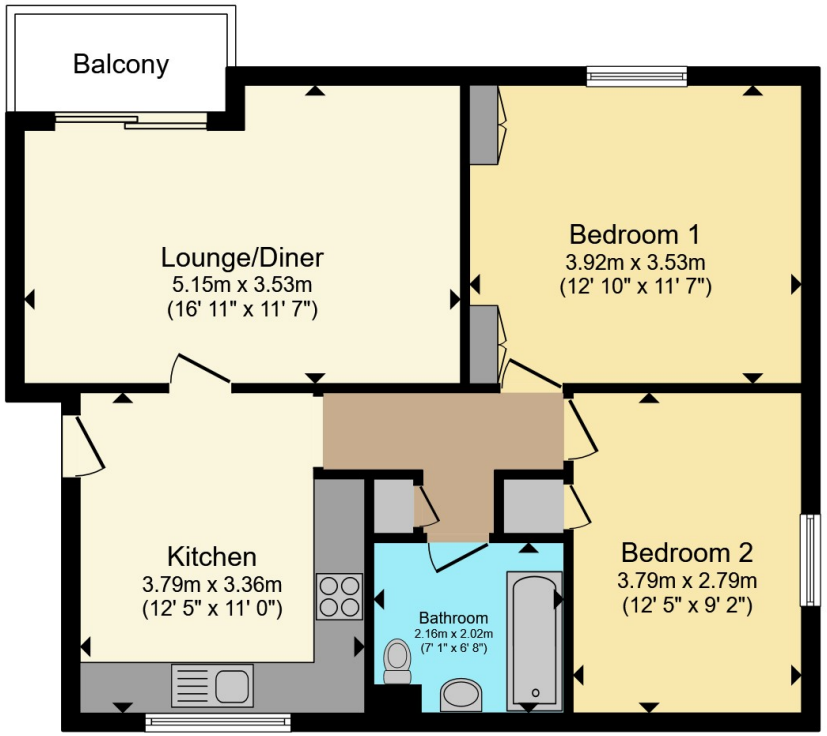
Bathroom
6' 8" x 7' 1" (2.03m x 2.16m)

Bedroom Two
9' 2" x 12' 5" (2.79m x 3.78m)

Bedroom One
11' 7" x 12' 10" (3.53m x 3.91m)











Total floor area 64.1 m² (690 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

Connells

To view this property please contact Connells on

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

3a High Street
COLCHESTER CO1 1DA

EPC Rating: D

Council Tax Band: A

Service Charge: 793.30

Ground Rent: 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/CCH309032

This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Sep 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.