

For Sale

£130,000 Leasehold



## Waterside Lane Colchester CO2 8HW

Offered to market with NO ONWARD CHAIN is this fantastic two-bedroom first floor apartment, ready for immediate occupation.

- Energy Rating: B
- NO ONWARD CHAIN
- ALLOCATED PARKING
- CLOSE TO UNIVERSITY
- CLOSE TO HYTHE TRAIN STATION

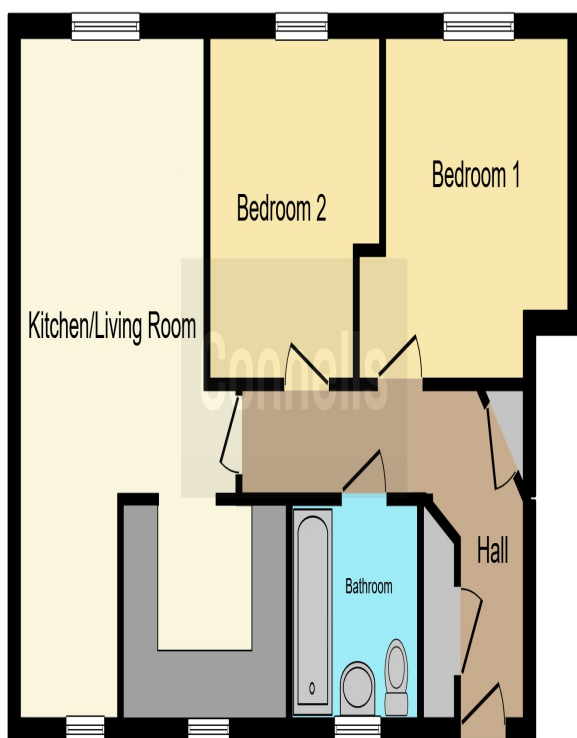
# Property Details

**Living Room/Kitchen** 19' 7" x 9' 5" ( 5.97m x 2.87m )

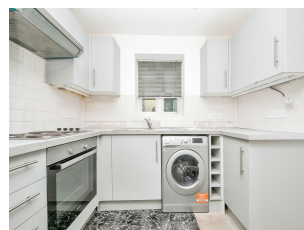
**Bedroom One** 9' 8" x 9' 4" ( 2.95m x 2.84m )

**Bedroom Two** 9' 8" x 9' 4" ( 2.95m x 2.84m )

**Bathroom** 6' 2" x 7' 2" ( 1.88m x 2.18m )



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](http://www.focalagent.com)



To view this property please contact Connells on

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**E [colchester@connells.co.uk](mailto:colchester@connells.co.uk)**

3a High Street  
COLCHESTER CO1 1DA

Property Ref: CCH308142 - 0007

Tenure:Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 210.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2004. 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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