

oakheart



£260,000

Guide Price

Emperor Road, Colchester

Guide Price of £260,000 - £270,000.

Located in central Colchester and within easy walking distance of both the city's main station (offering direct services to London Liverpool Street) and the vibrant city centre, this attractive two-bedroom end-terrace home offers an excellent opportunity for first-time buyers, professionals, or small families alike.

Arranged over two levels, the ground floor features two well-proportioned bedrooms, including a master with built-in storage, complemented by a stylish Jack and Jill shower room finished with contemporary fittings and clean

modern lines.

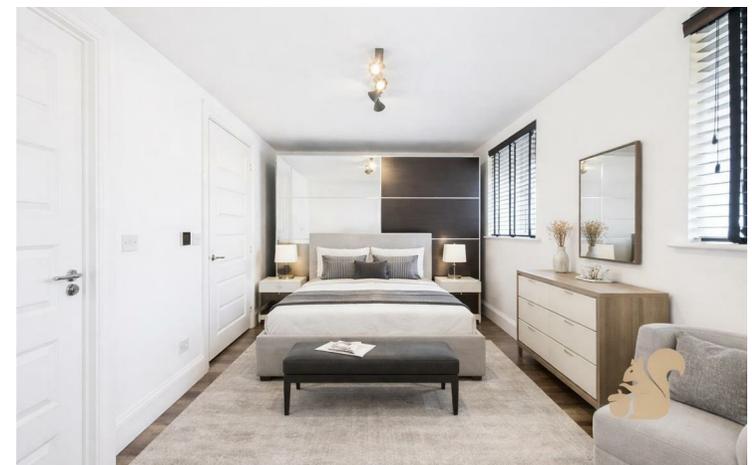
Upstairs, a bright and spacious open-plan living and dining area showcases high ceilings and plenty of character, flowing seamlessly into a modern kitchen with integrated appliances and thoughtfully designed cabinetry — perfect for both relaxation and entertaining.

Further benefits include underfloor heating, charming conversion features throughout, and convenient off-street parking. Situated close to local shops and excellent transport links, this well-presented property blends modern comfort with everyday convenience.

The current owners advise that approximately 240 years remain on the lease (250 years from 1 January 2016), with a service charge of around £750 per year and ground rent of £250 per year.

Agent's Note

Virtual staging has been used in some images to show the property's potential. Furniture and décor are for illustrative purposes only and are not included











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**Approximate total area<sup>(1)</sup>**

62.9 m<sup>2</sup>  
677 ft<sup>2</sup>

**Reduced headroom**

1.1 m<sup>2</sup>  
12 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:  
Colchester

Tenure:  
Leasehold

Council Tax Band:  
C

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	41	58
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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