

Circular Road South, Colchester

Guide Price £180,000

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- Ground Floor Living at Its Finest! – Beautifully presented two-bedroom apartment offering modern interiors and easy, stair-free living.
- Spacious & Inviting Lounge! – A bright and welcoming living space, perfect for cosy nights in or entertaining friends and family.
- Modern Fitted Kitchen! – Stylish, practical and ready for everything from your morning coffee to a Sunday roast!
- Two Bedrooms, Two Bathrooms! – Principal bedroom with private en-suite, versatile second bedroom and separate modern bathroom.
- Brand-New Boiler! – Recently installed combi boiler with a reported 10-year warranty covering servicing and parts, subject to terms.
- Peaceful & Cosy Living! – A quiet, secure-feeling residential setting, with minimal neighbour noise and excellent warmth retention reported by the seller.
- Parking Sorted! – One allocated parking space plus additional on-street parking nearby, subject to local restrictions.
- Colchester on Your Doorstep! – Approximately a 10-minute walk to the historic city centre, with its fantastic shops, bars, cafés and restaurants.
- Green Spaces & Coastal Escapes! – Enjoy nearby Abbey Field for running and relaxing, with beautiful Mersea Island within easy driving reach.
- A Commuter's Dream! – Convenient access to rail connections, the A12, London and Suffolk, plus routes towards Stansted Airport.

Guide Price £180,000 - £200,000

Ground Floor Living, City Convenience & A Whole Lot to Love! – Circular Road South, Colchester

Two Bedroom Ground Floor Apartment | Two Bathrooms | Modern Throughout | Allocated Parking | Fantastic Colchester Location

No stairs, no stress and no compromising on location… now that's what we call a good move!

If you're looking for a home that combines modern style, everyday convenience and a location that really does tick the boxes, then this fabulous two-bedroom ground-floor apartment on Circular Road South might just steal your heart!

Beautifully presented throughout, with two generous bedrooms, a principal en-suite, a separate bathroom and allocated parking, this apartment has all the ingredients for easy, comfortable living.

Whether you're a first-time buyer ready to ditch the rental payments, a professional looking for a peaceful place to recharge, or someone wanting to downsize without downsizing their lifestyle, this little gem has plenty to offer.

And with Colchester's historic centre, local amenities, green spaces and transport connections all close by, you really can have the best of both worlds.

Modern home? Tick. Great location? Tick. Parking? Tick. What's not to love?

Lounge – Sofa, Snacks & Seriously Good Living!

Let's start with the room where you'll probably spend most of your time… and for good reason!

The spacious lounge is bright, welcoming and wonderfully versatile, offering plenty of room to kick back, relax and enjoy life at your own pace.

A large window allows natural light to fill the room, creating a lovely atmosphere whether you're enjoying a lazy Sunday morning, hosting friends for a catch-up or settling down for a Netflix marathon.

There's plenty of flexibility for your favourite furniture, meaning you can create a space that's perfectly suited to your style.

And here's something you can't always put a price on…

Peace and quiet!

The current owner describes the apartment as particularly peaceful, with very little noise heard from neighbouring properties.

So whether you're working from home, enjoying a quiet evening or simply appreciating a little downtime, this is a home where you can properly switch off.

Because sometimes the best plans involve absolutely no plans at all!

Kitchen – Good Food, Good Mood!

Whether you're a budding MasterChef contestant or your culinary talents begin and end with a perfectly timed microwave meal, this modern kitchen is ready for action!

Offering a practical layout with fitted cabinetry, worktop space and storage for all those kitchen essentials, it's a great spot for everything from your morning coffee to your evening meal.





THE SMALL PRINT:

Material Information: https://reports.sprift.com/property-report/flat-6-benedict-house-circular-road-south-colchester-co2-7uh/5791068

Service Charge: £223.00 per month
Annual Ground Rent: £250.00
Length of Lease: 109 years remaining

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

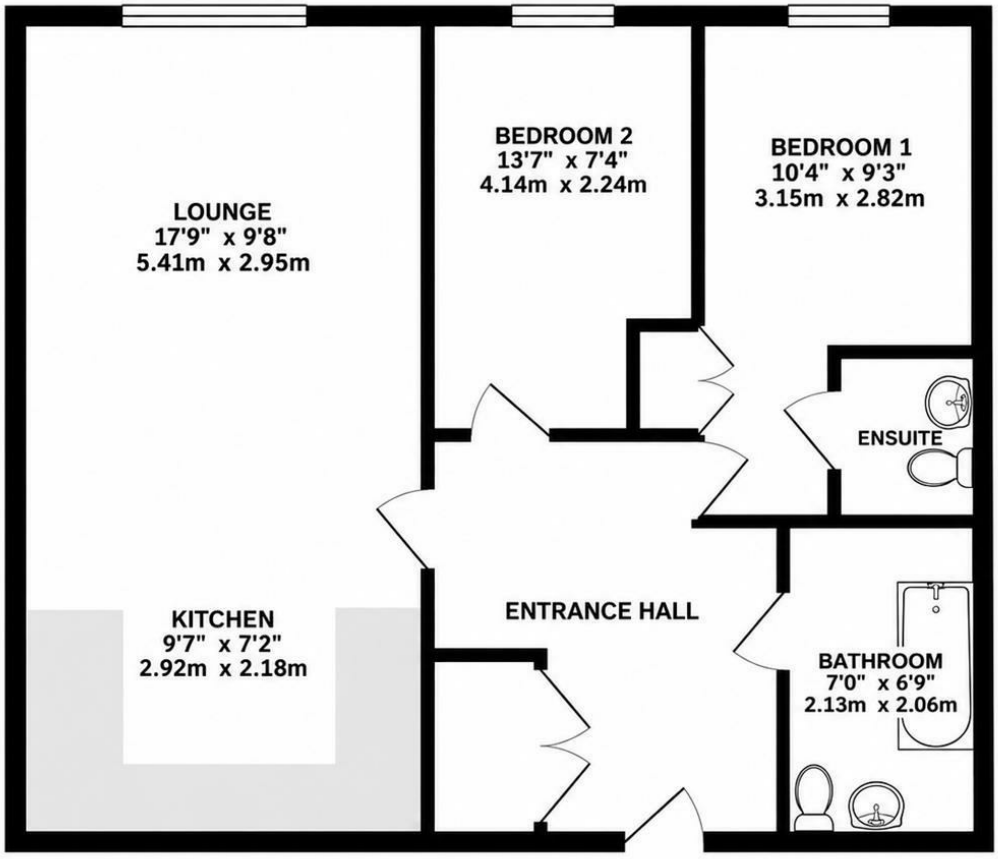
AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



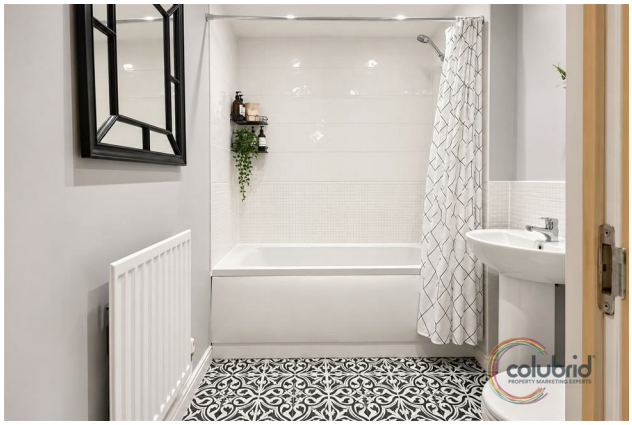


GROUND



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