

Beresfords | Est 1968



Beresfords

Asking Price £130,000

Leasehold | 1 Bed | 1 Bath | Flat/Apartment | Ground Floor | Council Tax Band B | EPC D | Ref COS250233

Claremont Heights Colchester CO1 1ZU

Situated within the popular Claremont Heights development in Colchester, this well-presented one bedroom ground floor flat offers convenient, low maintenance living just moments from the mainline railway station. Featuring a bright living / dining room, a fitted kitchen, a comfortable double bedroom, and a bathroom. Ideal for commuters, first-time buyers, or investors, the flat benefits from off-street parking and secure access to the building.

- One double bedroom
- Ground floor flat
- Well-presented throughout
- Bright living / dining room
- Fitted kitchen and bathroom
- Private patio space
- Off-street parking
- Secure access to the building
- Close to Colchester city centre amenities and transport links
- Ideal for commuters, first-time buyers, or investors



Scan the QR code for full details and key information on this property.





Beresfords - Colchester Sales

Beresfords Residential
145 High Street
Colchester
Essex
CO1 1PG

T: 01206 764444

E: colchestersalesdept@beresfords.co.uk

www.beresfords.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Service Charge (per annum):

£984.80

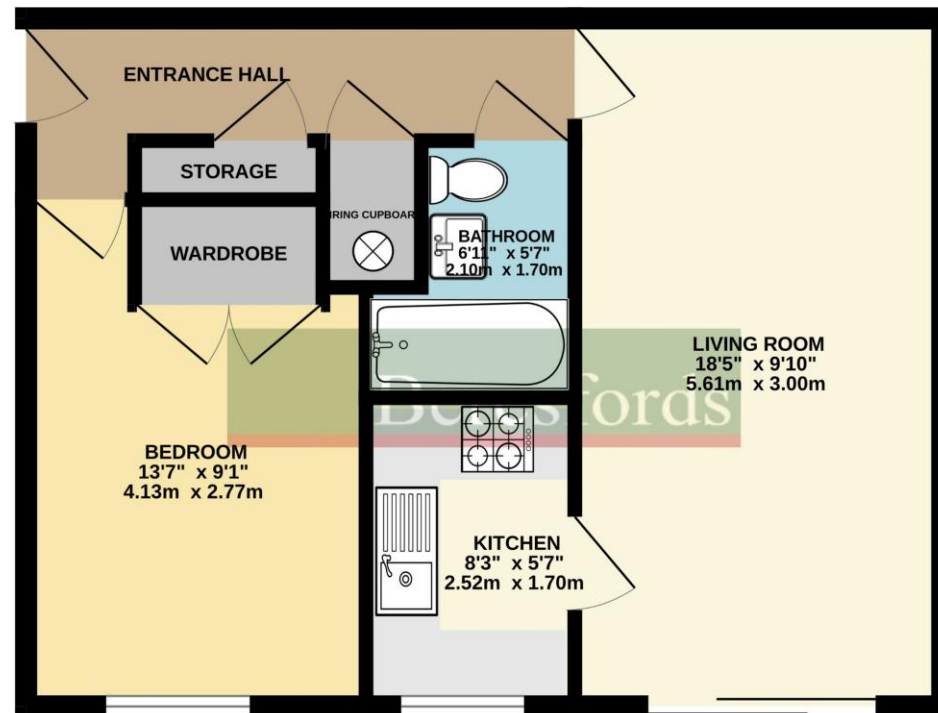
Lease Length:

125 years (88 years remaining)

Ground Rent (per annum):

£50.00

GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 451 sq.ft. (41.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Our established contacts mean that we can recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £250 from the company we recommend.

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property