

Beresfords Est 1968



Beresfords

Guide Price £160,000 - £170,000

Leasehold | 2 Bed | 1 Bath | Flat/Apartment | Ground Floor | Council Tax Band C | EPC C | Ref COS260111

Southway Colchester CO2 7FA

A modern and well-presented two bedroom ground floor apartment offered with no onward chain. Ideally located in the heart of Colchester, within walking distance of the city centre, local amenities and Colchester Town station. Featuring an open plan living space, contemporary kitchen, modern shower room and the added benefit of two allocated parking spaces, making it an excellent first-time purchase or investment opportunity.

- NO ONWARD CHAIN
- Two bedroom ground floor apartment
- Ideal first-time purchase or investment opportunity
- Spacious open plan lounge, dining and kitchen area
- Modern fitted kitchen with integrated appliances
- Contemporary shower room
- Two allocated parking spaces
- Walking distance to Colchester Town railway station
- Convenient access to the city centre, shops, cafés and amenities
- Well-presented throughout and ready to move into



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	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Service Charge (per annum):

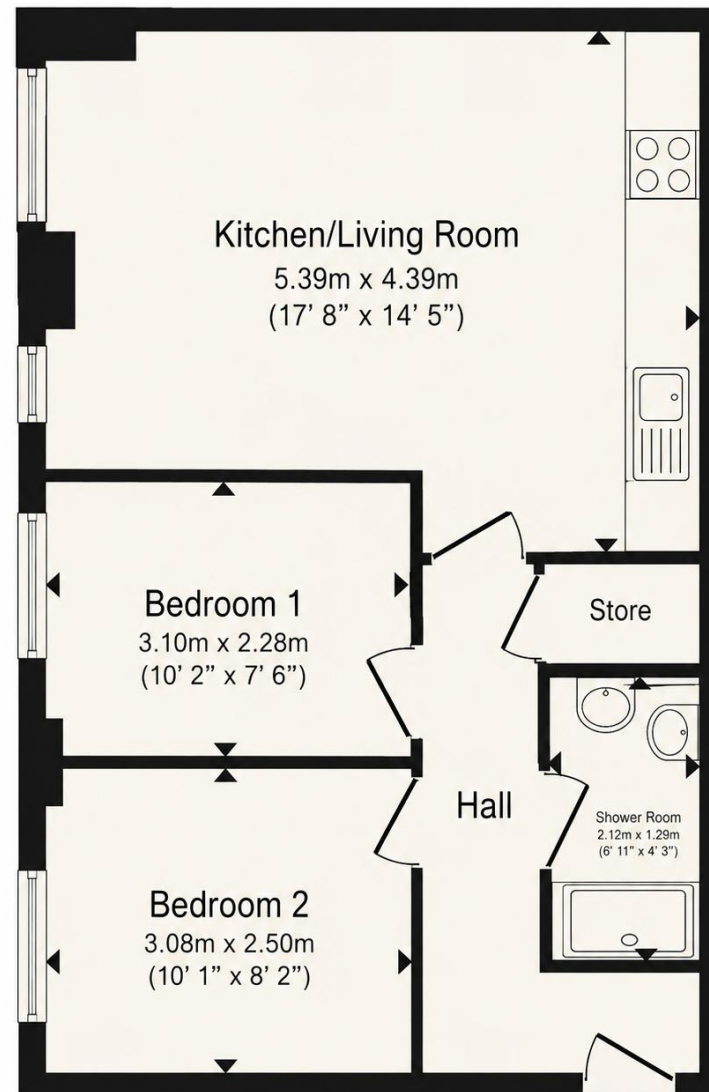
£1,130.68

Lease Length:

125 years (from 01/08/2014)

Ground Rent (per annum):

£452.16



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