

Beresfords | Est 1968



Beresfords

Guide Price £280,000 - £290,000

Leasehold | 2 Bed | 2 Bath | Flat/Apartment | Ground Floor | Council Tax Band B | EPC B | Ref NBC251968

Porter Drive Colchester CO3 9FQ

Offered with no onward chain, this spacious and well-presented two double bedroom ground floor apartment benefits from its own private entrance, allocated parking and bright, naturally lit accommodation throughout. Features include an open plan living space, modern fitted kitchen with integrated appliances, en-suite to the principal bedroom, built-in cupboard to bedroom two and two hallway storage cupboards. Conveniently located for Colchester North station, the A12 and local amenities. Must be viewed to appreciate the size and accommodation on offer.

- NO ONWARD CHAIN
- 6 years remaining on the NHBC warranty
- Own private entrance door
- Spacious ground floor apartment
- Excellent natural light
- Open plan living area
- Modern kitchen with integrated appliances
- Two double bedrooms
- En-suite shower room to the principal bedroom
- Allocated parking space and convenient access to Colchester North station, the A12 and city centre



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





Beresfords - Colchester Sales

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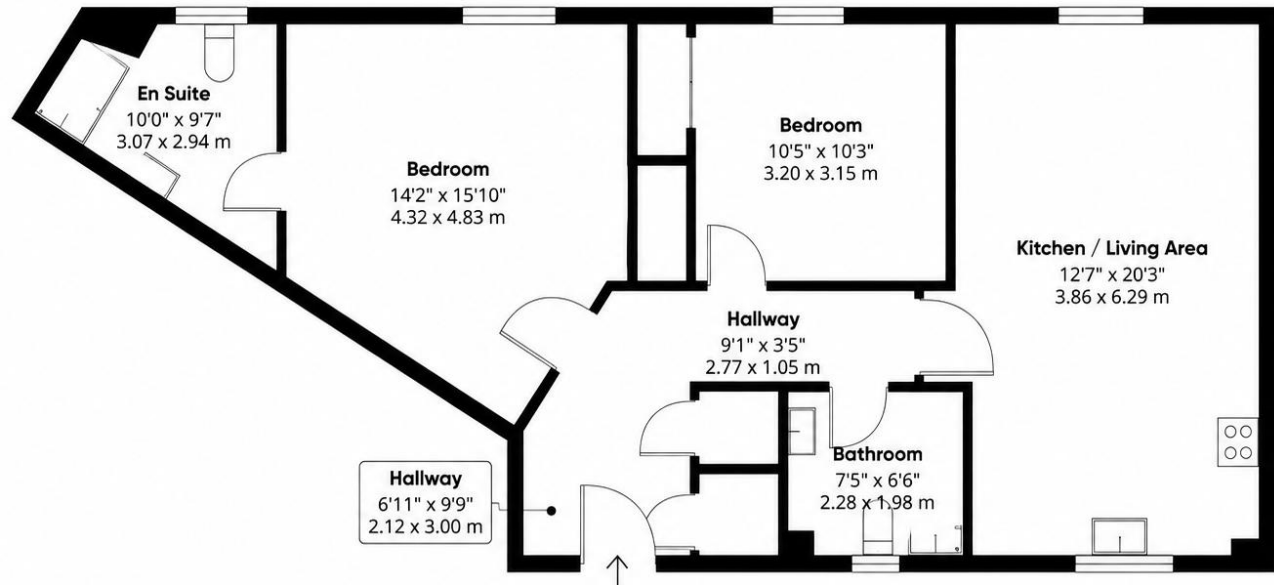
www.beresfords.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Service Charge (per annum):
£908.43

Lease Length:
125 years (from 14/12/2022)

Ground Rent (per annum):
N/A



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