



Guide Price £140,000 - £160,000

Leasehold | 2 Bed | 1 Bath | Flat/Apartment | First Floor | Council Tax Band B | EPC C | Ref COS250090

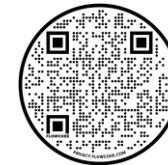
Ypres Road Colchester CO2 7UW

Spacious two bedroom first floor apartment near Abbey Field and Colchester city centre. Features a bright lounge / diner, separate kitchen, modern bathroom, communal gardens, and allocated parking. No onward chain. Ideal for first-time buyers or investors with great transport links nearby.

- No onward chain
- Two bedroom first floor apartment
- Open-plan lounge / diner
- Well-appointed kitchen
- Communal gardens
- Allocated parking
- Sought-after location
- Ideal for first-time buyers and 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

Room Dimensions

Entrance Hall

Lounge / Diner 16'1" x 12'1" (4.9m x 3.68m)

Kitchen 13'1" x 8'1" (4m x 2.46m)

Bedroom One 14'1" x 13'1" (4.3m x 4m)

Bedroom Two 12'1" x 7'1" (3.68m x 2.16m)

Bathroom

Service Charge (per annum):

£2535.16

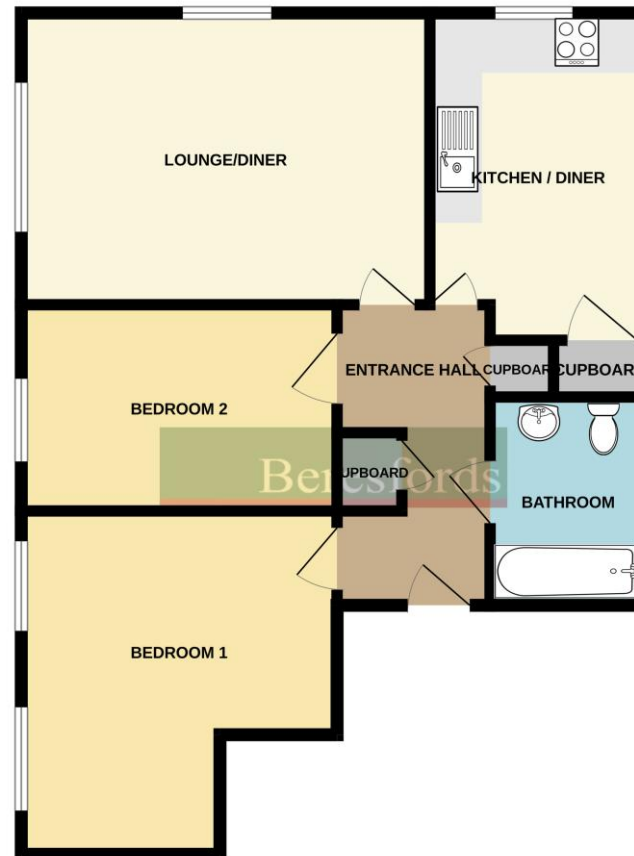
Lease Length:

125 years (104 years remaining)

Ground Rent (per annum):

£250.00

GROUND FLOOR



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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