



Beresfords

Offers in excess of £170,000

Leasehold | 2 Bed | 1 Bath | Flat/Apartment | First Floor | Council Tax Band A | EPC C | Ref COS250249

Mersea Road Colchester CO2 8RP

Two bedroom first floor apartment offered with NO ONWARD CHAIN. Extended lease of 170 plus years, peppercorn ground rent and low service charge. Features two double bedrooms, lounge / diner, kitchen, walk-in shower room, private garden and residents' parking. Convenient Mersea Road location.

- No onward chain
- Two bedrooms
- First floor apartment
- Gas fired central heating
- Bright and comfortable lounge / diner
- Fitted kitchen
- Walk-in shower room and separate WC
- Own private garden
- Residents' parking for one vehicle
- Popular and well-connected location



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





Beresfords - Colchester Sales

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Room Dimensions

Entrance Hall

Lounge / Diner 14'1" x 15'4" (4.3m x 4.67m)

Kitchen 9'7" x 8'9" (2.92m x 2.67m)

Bedroom One 12'1" x 12'4" (3.68m x 3.76m)

Bedroom Two 12'5" x 9'7" (3.78m x 2.92m)

WC 6'1" x 2'6" (1.85m x 0.76m)

Walk-in Shower Room 6' x 5'1" (1.83m x 1.55m)

Service Charge (per annum):

£544.19

Lease Length:

172 years 7 months (from 08/12/2025)

Ground Rent (per annum):

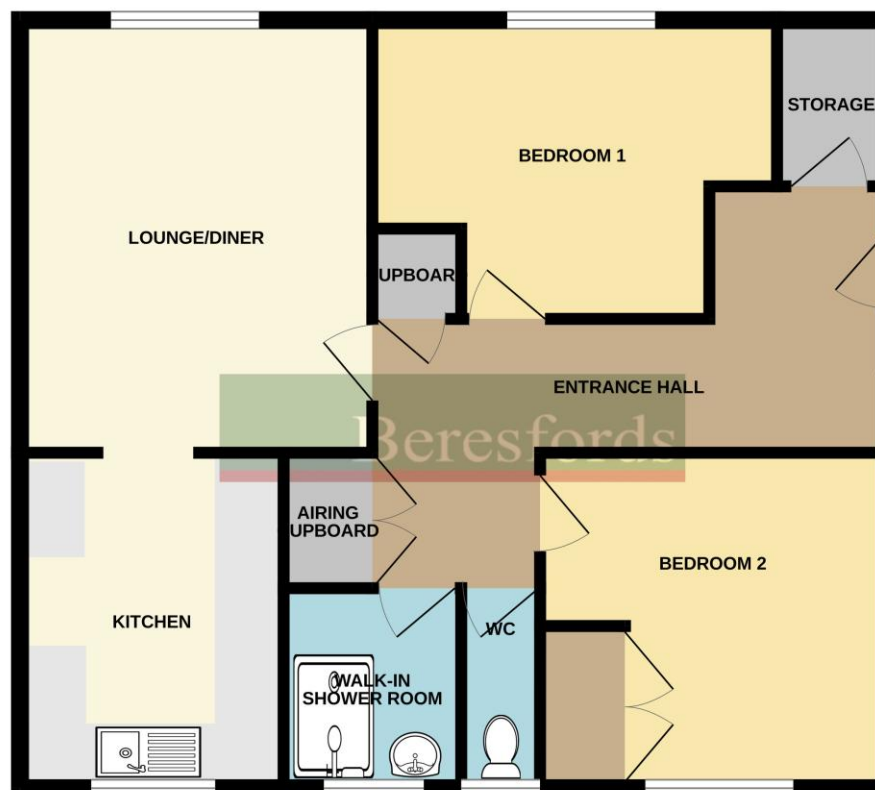
Peppercorn

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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GROUND FLOOR



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