



- Stunning Two Bedroom End Of Terrace Home
- Within Close Proximity Of Colchester's City Centre, Amenities & Station
- Ideal For A First Time Buyer Or Working Professional
- Two Double Bedrooms
- Jack-&-Jill Bathroom
- Focal Open Plan Kitchen/Dining/Living Room With High Ceilings
- Underfloor Heating
- Allocated Parking Space With Visitors Parking
- Exclusive Residents Only Communal Garden
- Period Features

**18 Emperor Road, Colchester, Colchester, Essex. CO2 7NW.**

**\*\*Guide Price £260,000 - £270,000\*\*** Located in central Colchester and within easy walking distance of both Colchester's city station (with connecting trains to London Liverpool Street) and city centre, this attractive two-bedroom end-terrace property represents an excellent opportunity for both first-time purchasers, working professionals and small families alike. Arranged over two levels, the lower floor is home to two generously sized bedrooms. The master bedroom offers built-in storage, while a contemporary Jack and Jill shower room serves both rooms, finished with clean, modern fittings.



Call to view 01206 576999



# Property Details.

## Ground Floor

### Hallway



### Bedroom Two



10' 8" x 7' 6" (3.25m x 2.29m)

### Bathroom



7' 6" x 6' 10" (2.29m x 2.08m)

## Bedroom One



14' 0" x 8' 5" (4.27m x 2.57m)

## First Floor

### Kitchen



14' 0" x 8' 9" (4.27m x 2.67m)

# Property Details.

## Living Room/Dining Room



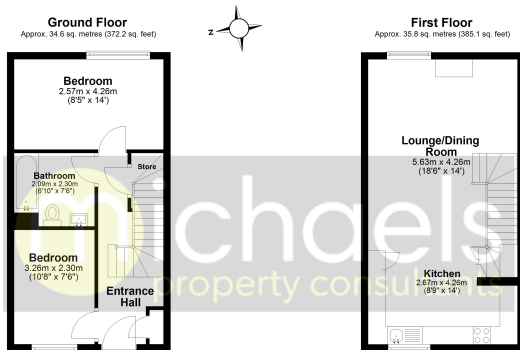
18' 6" x 14' 0" (5.64m x 4.27m)

## Agents Notes & Lease Information

We have been advised by the current owners that there is 240 years remaining on the lease (250 years commencing on 1 January 2016) with a service charge of approximately £700 year and ground rent of £250 per year. We advise all interested parties to confirm this information with their legal representative at an early stage of their conveyance to prevent any discrepancy, as all leasehold information is provided to us in good faith by our vendors.

# Property Details.

## Floorplans



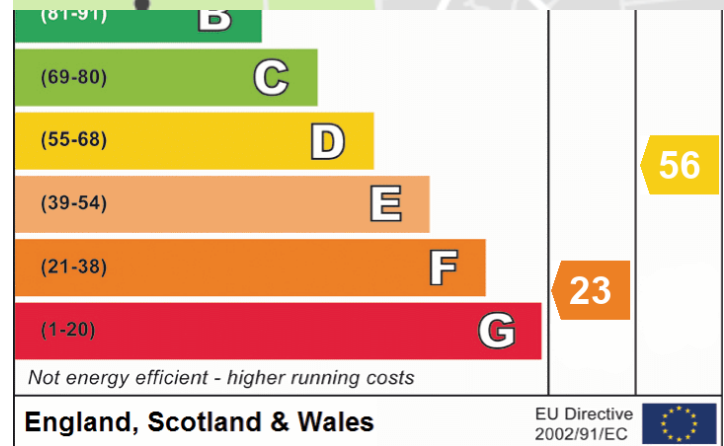
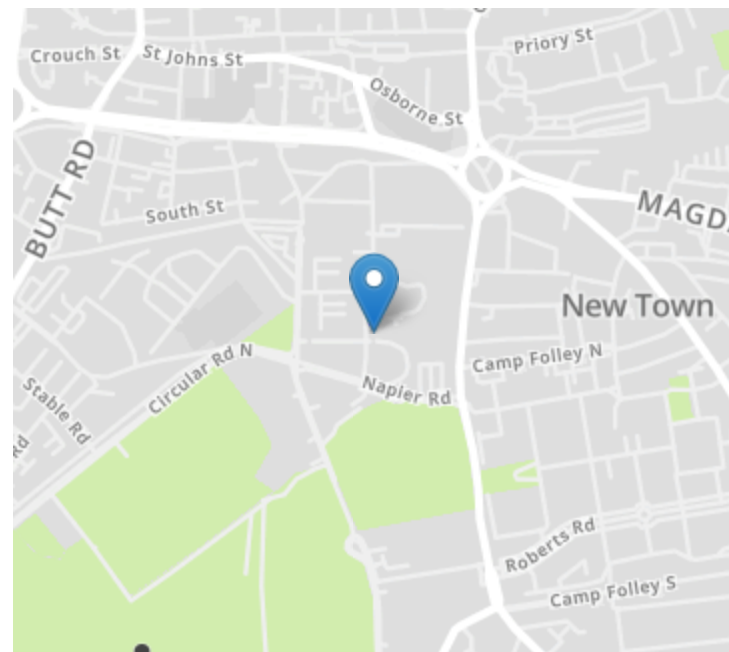
Total area: approx. 70.3 sq. metres (757.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/closet space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Emperor Road, Colchester

## Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.