



- Exceptional Third Floor Apartment
- Suitable For A First Time Buyer Or Working Professional
- City Centre Location
- Lift Access & Telephone Entry System
- Well-Proportioned Bedroom
- Open Plan Kitchen/Dining/Living Room
- Benefitting From Integrated Appliances
- Underfloor Heating
- Modern Bathroom
- Scenic Views Of Colchester's City Centre

Call to view 01206 576999



Flat 21, 140 High Street, Colchester, Essex. CO1 1QW.

Situated in the centre of Colchester's historic city centre is '140 High Street', a modern third floor apartment, seconds from a vast array of stores, boutiques, restaurants/bars and facilities. Complete with enviable modern specifications and offering skyline views of the city centre, including Trinity Church, it offers a secure retreat whilst being moments from all of the excitement that Colchester has to offer. For the working professional, Colchester's mainline station is a short ten minute walk down hill, offering links to London Liverpool Street within the hour. Presenting itself as the ideal first time purchase or investment, viewings can be arranged via one of our consultants without delay.



Property Details.

Third Floor

Entrance Hall

Living Room



10' 10" x 9' 3" (3.30m x 2.82m)

Kitchen/Dining Room



14' 5" x 12' 6" (4.39m x 3.81m)

Main Bedroom



14' 7" x 10' 4" (4.45m x 3.15m)

Bathroom



6' 9" x 6' 9" (2.06m x 2.06m)

Property Details.

Agents Notes & Lease Information



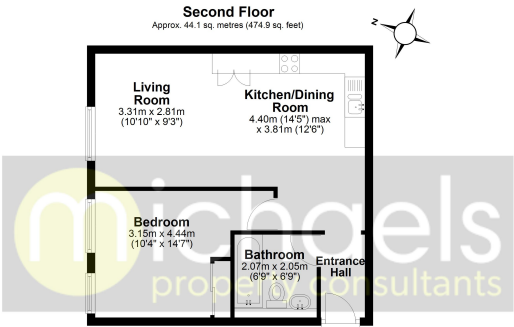
We have been informed that this property is offered on a leasehold basis, 126 years from and including 17 January 2018, meaning approximately 118 years remain on the lease term.

A service charge of approximately £520.60p every 6 months (£1041.20p per annum) and ground rent payable at approximately £162.00p per annum.

This information has been provided by our clients in good faith and we encourage all interested parties to confirm this information at the stages of a sale being agreed with a consultant and also at the early stages of your conveyance with a legal representative, to prevent any discrepancy.

Property Details.

Floorplans



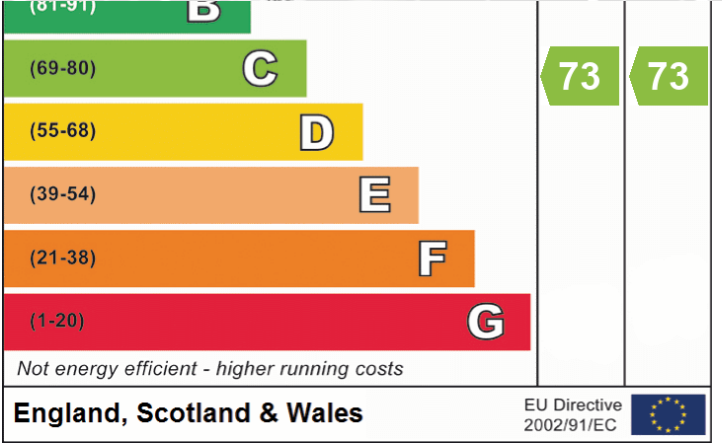
Total area: approx. 44.1 sq. metres (474.9 sq. feet)

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/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

140 Street, 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.