



**21 Sergeant Street, Colchester, Essex.
CO2 7GR.**

Spacious Two-Bedroom Ground Floor Apartment ~ Central Colchester - Ideal First-Time Purchase or Investment. Location: Ideally positioned in the heart of Colchester, this apartment enjoys a highly convenient city-centre setting. Residents benefit from easy access to a wide range of shops, amenities, bars, restaurants, and coffee shops. Colchester City Centre Station offers direct links to London Liverpool Street Station, making this an excellent choice for working professionals and commuters. The property is also close to Abbey Fields Colchester, providing an abundance of nearby green space and outdoor leisure opportunities.

- Spacious two-bedroom ground floor apartment in central Colchester
- Ideal first-time purchase or buy-to-let investment
- Highly convenient city centre location
- Close to shops, restaurants, bars, and coffee shops
- Easy access to mainline station with direct London links
- Bright open-plan kitchen, living, and dining area
- Bay-fronted window providing excellent natural light
- Modern fitted kitchen with integrated appliances
- Two double bedrooms, including en-suite to principal bedroom
- Allocated parking and long lease remaining



Call to view 01206 576999



Property Details.

Ground Floor Apartment

Entrance Hall

Kitchen/Dining/Living Room



19' 9" x 17' 8" (6.02m x 5.38m)

Bedroom One



14' 3" x 12' 5" (4.34m x 3.78m)

En-Suite



Bedroom Two



14' 4" x 10' 3" (4.37m x 3.12m)

Bathroom



13' 9" x 6' 11" (4.19m x 2.11m)

Property Details.

Leasehold Information

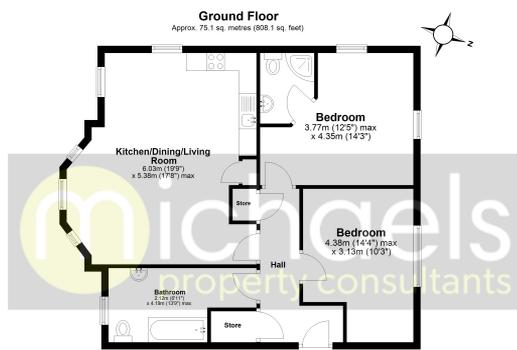
Leasehold Information

Lease: 125 years from 1 January 2016 (approximately 114 years remaining) Service Charge: £2300.00p Ground Rent: £250.00p. Estate Charge: £180.00p per annum. (All amounts are circa.).

All interested parties are advised to verify this information with their legal representative at an early stage of conveyancing to avoid any discrepancies.

Property Details.

Floorplans



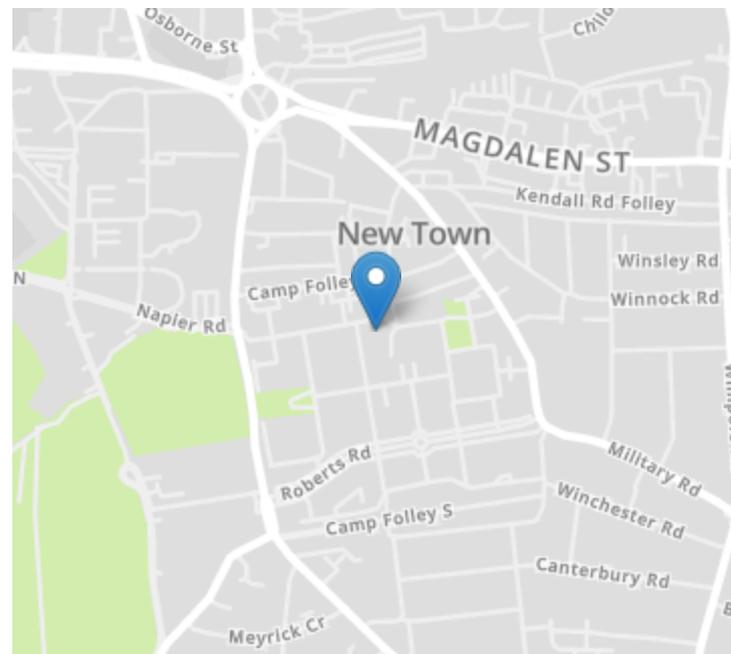
Total area: approx. 75.1 sq. metres (808.1 sq. feet)

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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Sergeant Street, Colchester

Location



Energy Ratings

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.