



- Spacious third floor apartment in a modern purpose-built development
- Two well-proportioned bedrooms, including master with en-suite shower room
- Generous lounge/diner ideal for entertaining and everyday living
- Modern fitted kitchen with ample storage and workspace
- Separate family bathroom
- Bright and well-maintained throughout
- Excellent investment or first-time purchase opportunity
- Convenient location close to Colchester town centre and transport links
- Long lease with approximately 230 years remaining

29 Duoro Mews, Colchester, Essex. CO2 9GG.

Spacious Third Floor Apartment in Central Colchester – Offers Over £160,000 - A superb opportunity to acquire a well-proportioned third floor apartment in a highly convenient location within Colchester. This bright and spacious home features a welcoming hallway, generous lounge/diner, and a modern kitchen, providing ideal space for everyday living and entertaining. The apartment benefits from two well-sized bedrooms, including a master bedroom with an en-suite shower room, plus a separate family bathroom — perfect for couples, professionals or those looking to get on the property ladder.



Property Details.

Third Floor Apartment

Hallway

Lounge/Diner



13' 9" x 11' 5" (4.19m x 3.48m)

Kitchen



12' 3" x 8' 2" (3.73m x 2.49m)

Master Bedroom



10' 0" x 10' 2" (3.05m x 3.10m)

En-Suite Shower Room



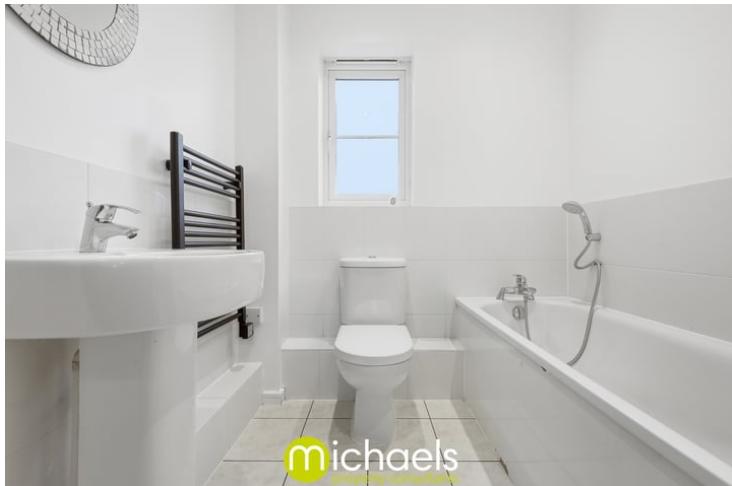
Bedroom Two



10' 0" x 8' 1" (3.05m x 2.46m)

Property Details.

Bathroom



6' 5" x 5' 11" (1.96m x 1.80m)

Leasehold Information

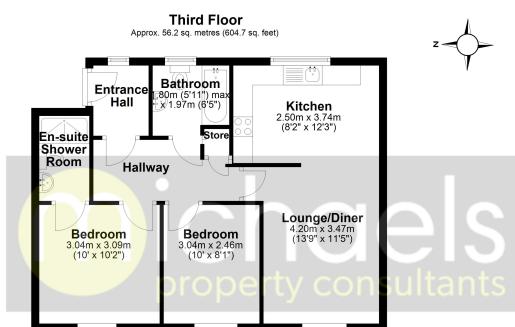
This property is offered on a leasehold basis, with a term of 250 years from 1st January 2006 (approximately 230 years remaining).

The ground rent is £275 per annum, with an annual maintenance/service charge of £3,000 circa. All fees are approximate amounts provided by our sellers.

All interested parties are advised to confirm these details with their legal representative at an early stage of the conveyancing process to avoid any discrepancies, as all information is provided by our vendors in good faith.

Property Details.

Floorplans



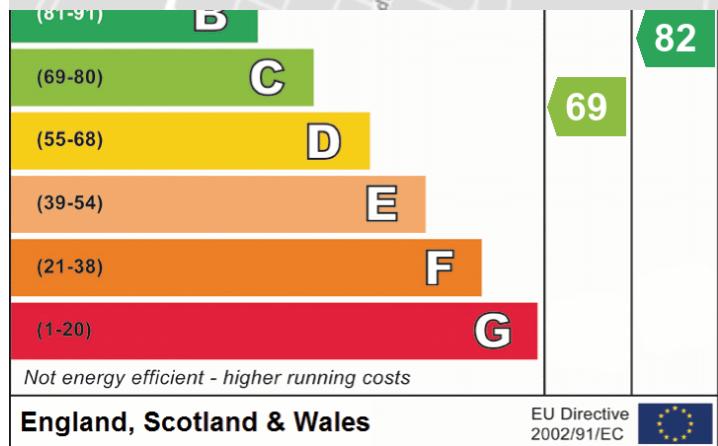
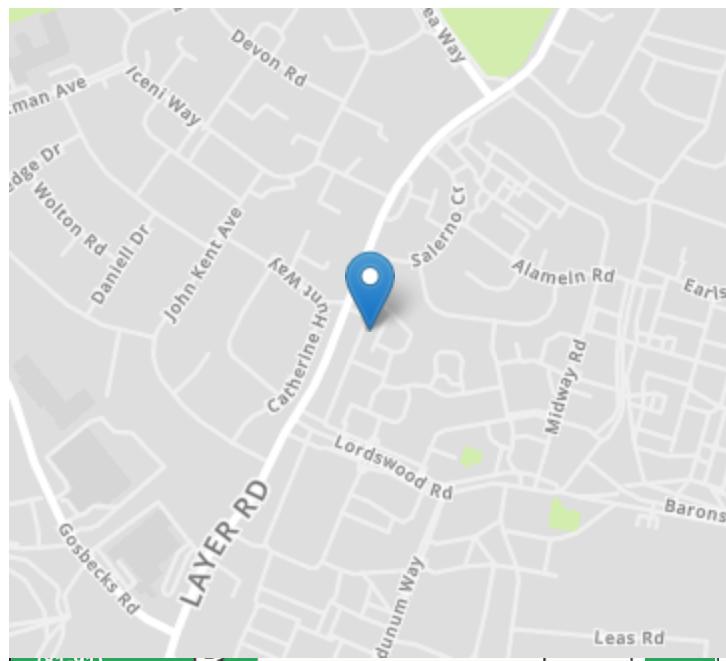
Total area: approx. 56.2 sq. metres (604.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and is not necessarily to any exact dimensions or orientation. The services, systems and fixtures shown have not been tested and no guarantee is given as to their operability or efficiency. Care is given to measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total area. Buyers are advised to take their own measurements.

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Plan produced using PlanUp...
Duoro Mews, 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.