



- Spacious One Bedroom Coach House
- Private Cul-De-Sac Position
- Master Bedroom
- Built In Wardrobes & Ottoman
- En-Suite Bathroom
- Reception Room
- Fitted Kitchen With Space For Appliances
- Allocated Parking
- Prime Colchester City Centre Position
- Ideal First Time Purchase Or Investment

Call to view 01206 576999



3 Connaught Close, Colchester, Essex. CO1 2GJ.

If you are in the market for the ideal first time purchase or investment property, then look no further than this exceptional one bedroom coach house. Occupying a favourable position within Colchester's colour and historic city centre, it has everything within a stones throw of its in demand location. The city centre offers a range of; shops/stores, boutiques, restaurants and bars. It is also within easy reach of the picturesque Castle Park and Colchester's iconic Roman landmark, Colchester Castle. For the working professional and commuter, Colchester Hythe Station is moments away and it is also well-connected to Colchester's Mainline Station by a frequent bus network, with the mainline station offering links to London Liverpool Street within the hour.



Property Details.

Ground Floor

Entrance Hall

Glazed entrance door to side aspect, stairs rising to first floor landing:

First Floor Landing

Window to rear aspect, doors and access to:

Master Bedroom



8' 4" x 14' 7" (2.54m x 4.45m) Large master bedroom benefiting from; fitted wardrobes, storage cupboard, ottoman, window to front aspect, wall mounted heater, door to:

En-Suite Bathroom



7' 1" x 5' 8" (2.16m x 1.73m) En-suite bathroom formed by; panel enclosed bath with shower attachment over, W.C, pedestal wash hand basin, window to front aspect

Reception Room



13' 3" x 10' 8" (4.04m x 3.25m) Window to rear aspect, wall mounted heater, communication points, open plan to:

Property Details.

Kitchen



7' 0" x 7' 0" (2.13m x 2.13m) A fitted kitchen comprising of; a range of base and eye level fitted units with work surfaces over, drawers under, inset sink, drainer and taps over, integrated electric oven, hob and extractor fan over, space under-counter for washing machine, space for fridge/freezer, window to rear aspect

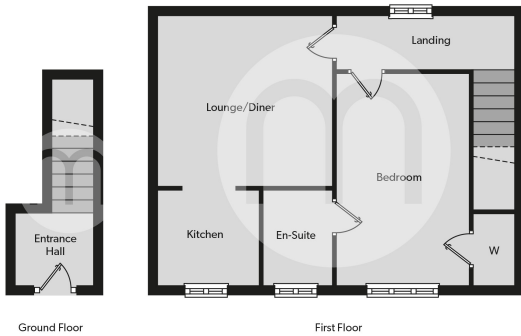
Additional Information

We are informed this property is offered on a leasehold basis, 125 Years From 1 January 2006 is the term. The lease term remaining is therefore circa 106 years. A service charge is payable at £740.00 per annum and ground rent payable at £150.00p per annum.

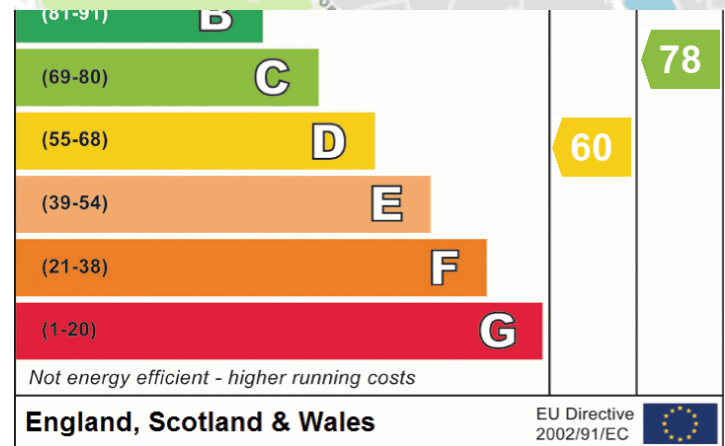
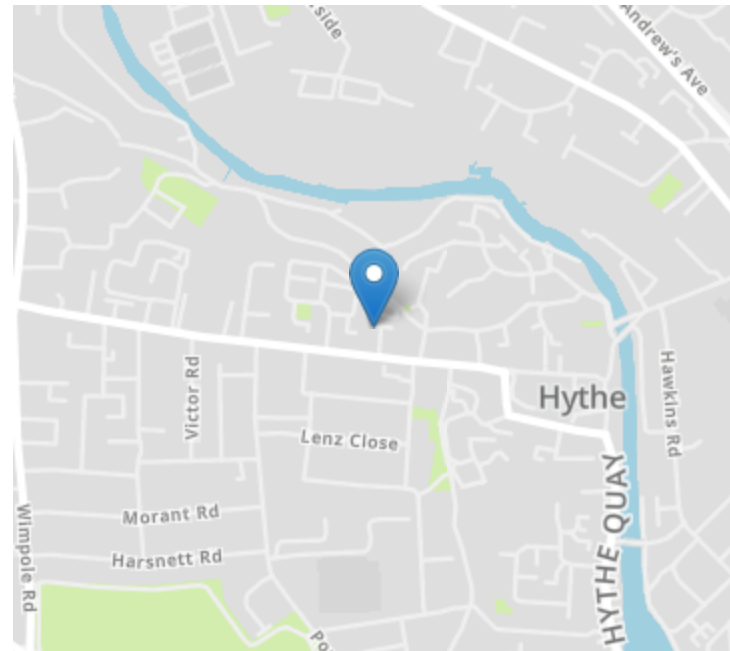
We advise all interested parties to confirm this information with their respective conveyancer at an early stage of their conveyancing, along with any associated service fees or ground rent payable, to prevent any discrepancy.

Property Details.

Floorplans



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.