



- Ideal First Home Or Investment Purchase
- Abbey Fields Location - Close To City Centre & Range Of Transport Links And Amenities
- Allocated Parking
- A Contemporary One Bedroom Ground Floor Apartment
- Viewings Highly Advised
- Suitable For A First Time Buyer Or Working Professional
- Integrated Appliances
- Fabulous Open Plan Kitchen/Dining/Living Space
- Walking Distance To City Station & Centre

2 Whittle House, Cavalry Road, Colchester, Essex. CO2 7FB.

**** Guide Price £160,000 to £170,000 **** A stylish one-bedroom ground-floor apartment ideally located in the sought-after Abbey Fields area. Within easy reach of Colchester city centre, the city centre station (with connecting trains to London Liverpool Street in under an hour), as well as local bars, restaurants, and open green space. Perfect as a first home or investment purchase, offered with no onward chain. The property offers an array of spacious and contemporary accommodation throughout, making the perfect first time purchase or investment for those seeking professional tenants. Highlights include a spacious entrance hall, a sizeable double bedroom with built in wardrobes, a stunning open plan living/kitchen & dining space and a modern bathroom. Outside there is allocated parking and as previous mentioned the property lies adjacent to the famous Abbey Fields - A delightful open amenity space.



Property Details.

Entrance Hall

Radiator, telephone entry point, doors to:

Bedroom



12' 9" x 10' 8" (3.89m x 3.25m)

Bathroom



12' 9" x 10' 8" (3.89m x 3.25m)

Living/Dining/Kitchen Space



24' 4" x 11' 8" (7.42m x 3.56m)

Agents Notes & Lease Information

We have been informed by the seller that there is 981 years remaining on the lease, with a service charge of approximately £1800 per annum and a ground rent of approximately £150 per annum. The acting managing agents are Trinity Estates but the ground rent is paid to Gateway Management. We do however advise that all buyers are to clarify this information with their solicitor.

Please note, the property has been 'virtually' cleared to provide a better understanding of the space on offer. Please note, minor details such as electric socket positions and finishes may vary based on the AI clearance technology used. All finishes and minor details should be confirmed by any interested party by way of viewing and their appointed solicitors property information forms.