



- Beautifully presented two-bedroom terraced home
- Lease term with approximately 240 years remaining
- Ideally located near Colchester city centre, local amenities, and mainline station
- Impressive open-plan kitchen, dining and living area with high ceilings
- Two spacious double bedrooms
- Character features including exposed brickwork
- Underfloor heating throughout
- Allocated parking plus additional visitor parking

28 Emperor Road, Colchester, Essex. CO2 7NW.

****Guide Price £270,000 - £280,000**** Brimming with character and original period detailing, this stylish two-bedroom terraced property is set within a beautifully converted former Army stable block. The home has been cleverly designed to offer contemporary open-plan living while retaining its historic charm, with high-quality finishes evident throughout. It would make an ideal purchase for professionals, couples, individuals, or a small family. This is a rare chance to own a distinctive residence in the very centre of Colchester. The location is particularly appealing, with Abbey Fields close by, excellent rail links from Colchester station to London Liverpool Street, and an array of shops, cafés, bars, restaurants, and everyday conveniences all within walking distance.



Property Details.

Ground Floor

Entrance Hall

Bedroom Two



10' 8" x 7' 6" (3.25m x 2.29m)

Bathroom



7' 6" x 6' 10" (2.29m x 2.08m)

Master Bedroom



14' 0" x 8' 5" (4.27m x 2.57m)

First Floor

Living/Dining Room



18' 6" x 14' 0" (5.64m x 4.27m)

Property Details.

Kitchen



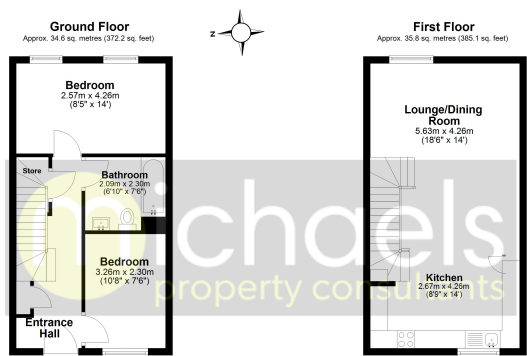
14' 0" x 8' 9" (4.27m x 2.67m)

Leasehold Information

We have been advised by the current owners that there is 240 years remaining on the lease (250 years commencing on 1 January 2016) with a service charge of approximately £840 year and ground rent of £250 per year. We advise all interested parties to confirm this information with their legal representative at an early stage of their conveyance to prevent any discrepancy, as all leasehold information is provided to us in good faith by our vendors.

Property Details.

Floorplans



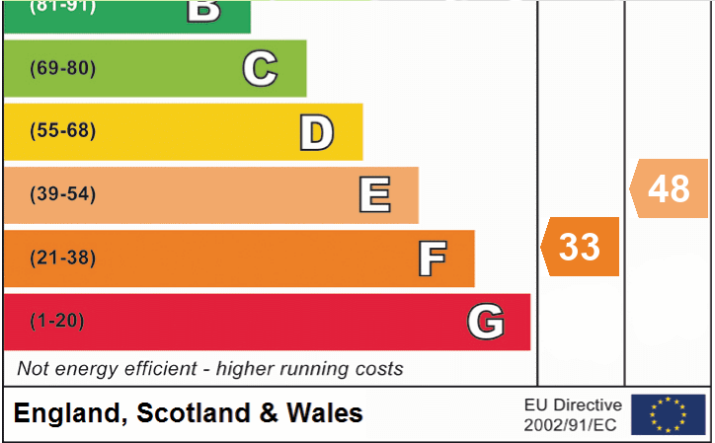
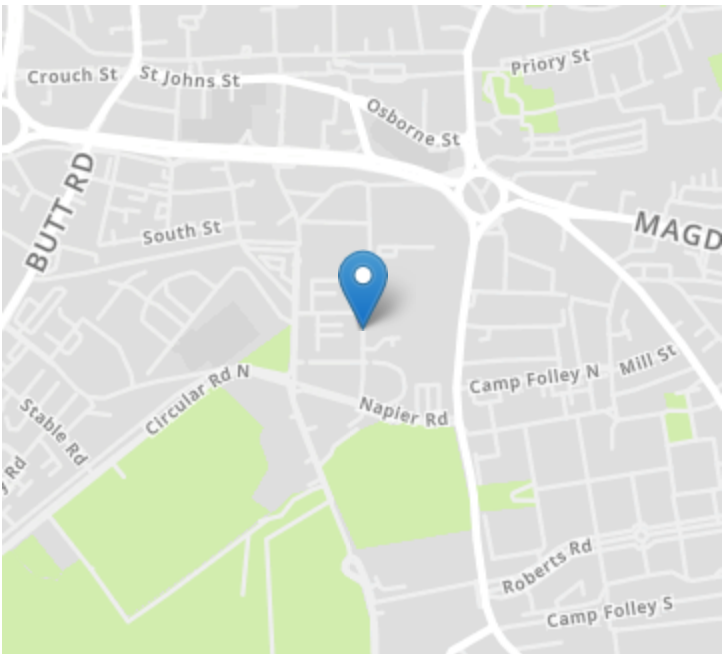
Total area: approx. 70.3 sq. metres (757.2 sq. feet)

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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Emperor Road, 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.