

For Sale

£180,000 Leasehold



Ash Way Colchester CO3 9FN

****GUIDE PRICE: £180,000 - £200,000****

Stylish two-bedroom maisonette with generous outdoor space, set in a well-connected Colchester location. Perfectly placed for easy A12 access and convenient commuter links, offering a great balance of comfort and connectivity.

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- Energy Rating: C
- COMPLETE UPPER CHAIN
- GENEROUS OUTDOOR SPACE
- SEPARATE REAR GARDEN AREA
- SPACIOUS LOUNGE

Property Details

Entrance Hall

Living Room 11' 1" x 14' 11" (3.38m x 4.55m)

Kitchen 7' 1" x 11' 9" (2.16m x 3.58m)

Bathroom 6' 1" x 6' 6" (1.85m x 1.98m)

Bedroom Two 7' 9" x 10' 10" (2.36m x 3.30m)

Bedroom One 11' 1" x 11' 2" (3.38m x 3.40m)

External

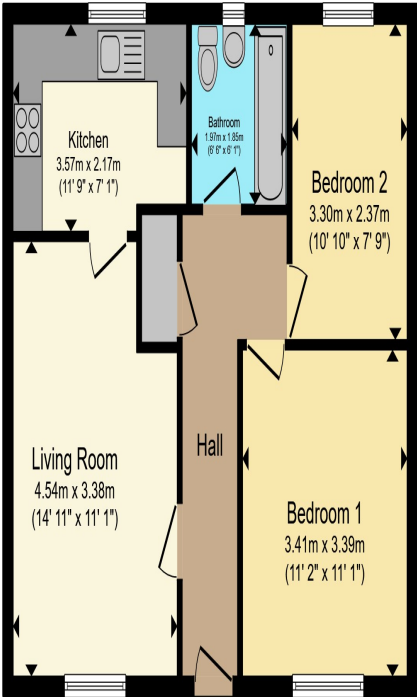
Allocated Parking

Front Garden

Rear Garden

Agents Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 55.2 m² (594 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances. Liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](#)



To view this property please contact Connells on

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COLCHESTER CO1 1DA

Property Ref: CCH308948 - 0004

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1362.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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