

Connells

Sheepen Place
Colchester

Sheepen Place
Colchester CO3 3LT

For Sale Guide Price
£80,000







Property Description

This home is available to purchase at a 70% share (with no rent to be paid for the additional 30%) or full 100%, offering an accessible route onto the property ladder in a sought-after area. Interested parties are encouraged to discuss the shared ownership details directly with the branch.

Set on Sheepen Place in the heart of Colchester, this well-presented top-floor apartment offers an inviting blend of comfort, convenience and modern living. The property features a generous double bedroom, a contemporary bathroom and a bright, spacious lounge that flows naturally into a neatly designed kitchenette, creating an ideal space for relaxing or entertaining.

The location places you within easy reach of Colchester's vibrant town centre, with its wide selection of shops, cafés, restaurants and leisure facilities. Colchester North Station is close by, providing fast and frequent rail services to London Liverpool Street, making this an excellent choice for commuters. Local bus routes, major road links including the A12, and nearby green spaces further enhance the appeal of this well-connected setting.

Entrance Hall

Bedroom
9' 8" x 10' (2.95m x 3.05m)

Bathroom
6' 3" x 7' 10" (1.91m x 2.39m)

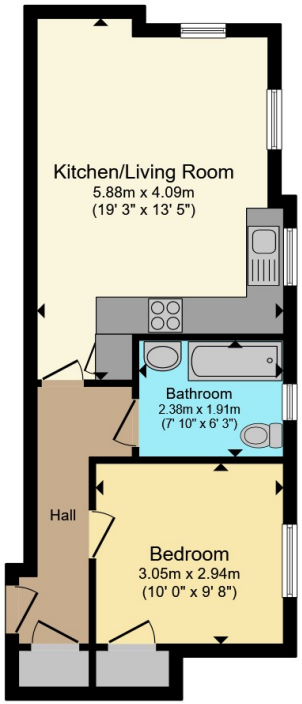
Kitchen / Living Room
13' 5" x 19' 3" (4.09m x 5.87m)

Agents Notes

"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"







Floor Plan





Total floor area 41.3 m² (445 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. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01206 547 431
E colchester@connells.co.uk

3a High Street
COLCHESTER CO1 1DA

EPC Rating: C

Council Tax Band: C

Service Charge: 1800.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/CCH308809

This is a Leasehold property with details as follows; Term of Lease 119 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.