

Connells

St James Place
Colchester

St James Place
Colchester CO4 5TZ

for sale
£130,000







Property Description

Situated within the popular St James Place development on De Grey Road, this well-presented ground floor apartment offers comfortable and convenient living, making it an ideal first-time purchase, investment opportunity or home for those working remotely.

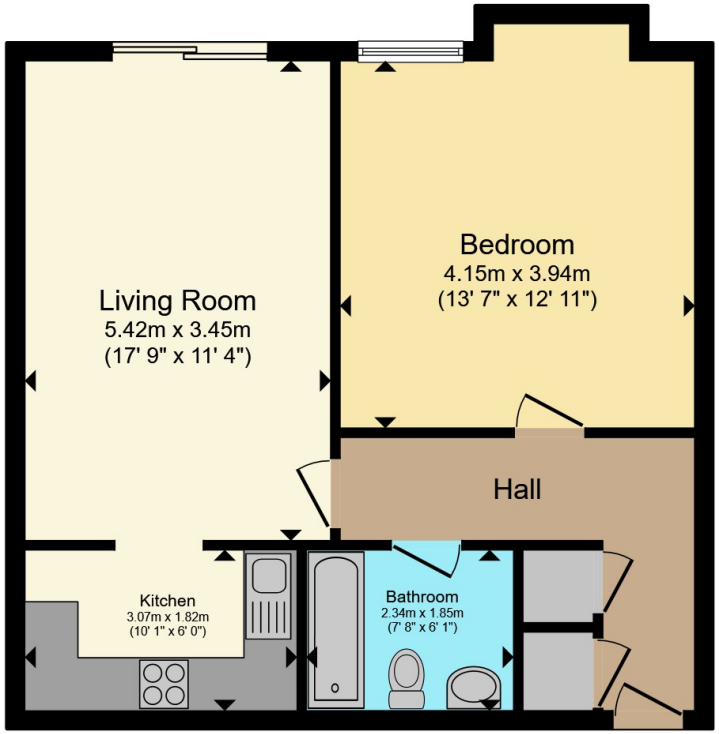
The accommodation comprises a welcoming entrance hall, spacious double bedroom, bathroom, generous living room and a fitted kitchen, with ample space to create a dedicated homeworking area. Outside, the property benefits from a small area of front garden and an allocated parking space.

Ideally positioned to the north of Colchester, the property enjoys excellent access to the A12 corridor, making it well suited for commuters travelling towards Chelmsford, Ipswich and beyond.

The nearby Northern Gateway provides a wide range of amenities including retail outlets, restaurants, leisure facilities and a state-of-the-art health club, while Colchester City Centre is within easy reach, offering an extensive selection of shopping, dining and cultural attractions, together with mainline rail links to London Liverpool Street.











Total floor area 56.1 m² (603 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: B

Service Charge: 1565.00

Ground Rent: 325.00

Tenure: Leasehold

view this property online connells.co.uk/Property/CCH309096

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2008. 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

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.