



SHEEPEN PLACE, COLCHESTER, CO3

ASKING PRICE OF £149,995





*****Video Viewing*****Ezelet are delighted to offer to the market for Sale, an extremely well presented 1 bedroom ground floor flat, situated close to the town centre and main train station, this property comprises of an open plan living room/dining room and kitchen, bathroom, bedroom with an en suite shower room. The lease is 139 years. The service charge of £1,650pa and Ground Rent is £231pa. An early viewing is recommended to appreciate the property to offer.

ENTRANCE HALL

Communal entrance with secure door leading to a private lobby and door to flat.

HALLWAY

Large hallway with storage cupboard.

LOUNGE/DINER

18' 1" x 17' 10" (5.51m x 5.44m) UPVC double glazed windows to the front, 1 x radiator, wood flooring.

KITCHEN/DINER

Eye level and base units with over worktop, integrated oven/ hob, extractor fan, integrated washing machine, fridge/freezer, microwave and dishwasher, wooden flooring.

BATHROOM

Panelled bath, low level wc, hand wash basin, heated towel rail, airing cupboard.

BEDROOM

12' 8" x 9' 4" (3.86m x 2.84m) UPVC double glazed window to the front, fitted double mirrored wardrobes, 1 x radiator, wooden flooring.

ENSUITE

Double shower with glass screen, low level wc, hand wash basin, heated towel rail, tiled throughout.