

For Sale

Guide Price **£240,000** Leasehold



Lancer Street Colchester CO2 7FS

GUIDE PRICE: £240,000 - £250,000

Situated close by to the popular Abbey Fields, this modern coach house would make an excellent first time buy or downsize!

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Property Details

Entrance Hall

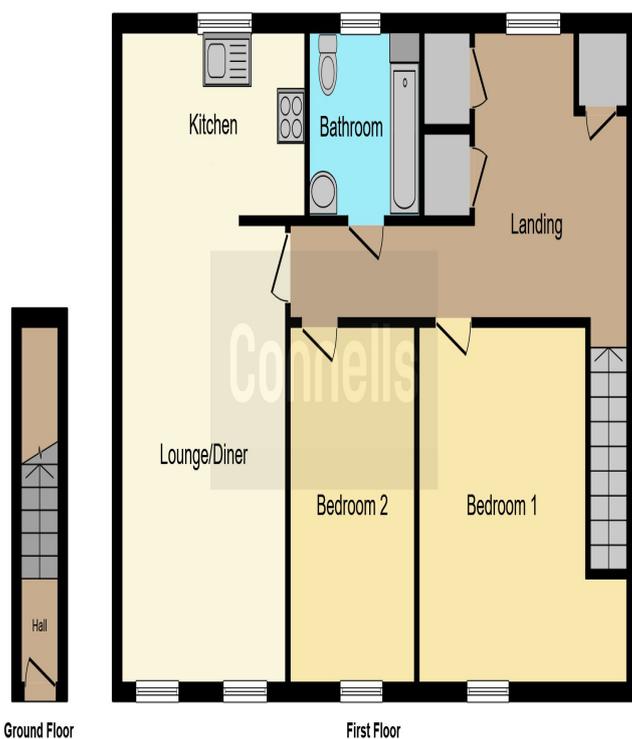
Bedroom One 11' 1" x 12' 8" (3.38m x 3.86m)

Bedroom Two 9' 3" x 13' 1" (2.82m x 3.99m)

Bathroom 6' 7" x 7' 9" (2.01m x 2.36m)

Kitchen 6' 7" x 12' 9" (2.01m x 3.89m)

Lounge 11' 7" x 16' 8" (3.53m x 5.08m)



Ground Floor

First Floor

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.focalagent.com



To view this property please contact Connells on

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Property Ref: CCH308561 - 0004

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 632.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2016. 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.

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