



Valentinus Crescent, Colchester CO2 7QG

welcome to

Valentinus Crescent, Colchester

This SHARED OWNERSHIP property is being sold at 100% FULL MARKET VALUE!! The property is situated on the south side of Colchester, around 1.2 miles from Colchester town train station and the city centre. Local shops, amenities and schools are also within easy reach.



Early viewing is advised of this modern and well presented ground floor apartment being sold on a shared ownership basis, at 100% market value. Accommodation comprises entrance hall, lounge/diner, kitchen, two bedrooms and family bathroom. Externally there is allocated parking, communal grounds and a greensward a stones throw away.

Communal Entrance Door To:

Communal Entrance Hall

Personal Entrance Door To:

Hallway

Radiator, carpet.

Lounge / Diner

Upvc double glazed window, carpet, two radiators.

Kitchen

Range of matching base and eye level units, work surfaces, inset sink and drainer unit with mixer tap, tiled splashbacks, built-in oven and hob, space for appliances, laminate flooring, radiator, upvc double glazed window.

Bedroom One

Upvc double glazed window, carpet, radiator, built-in wardrobe.

Bedroom Two

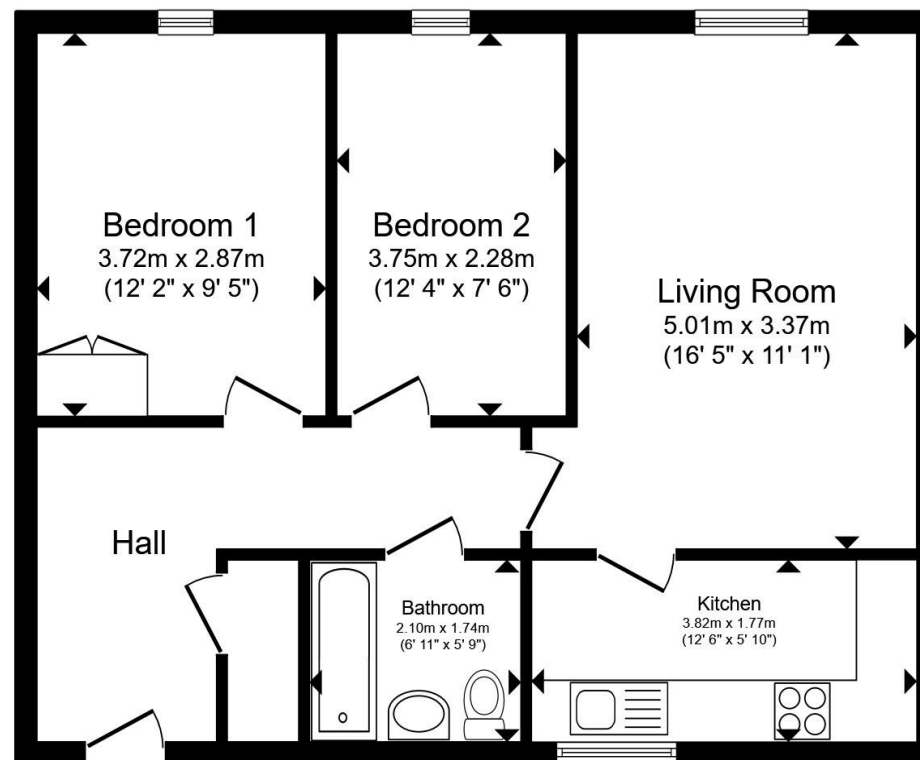
Upvc double glazed window, carpet, radiator.

Bathroom

White suite comprising panel enclosed bath with shower over, pedestal wash hand basin and low level w.c., tiled floor, radiator.

Outside

The property benefits from allocated parking space.



Total floor area 60.0 m² (646 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



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Valentinus Crescent, Colchester

- 100% Shared Ownership
- Modern Ground Floor Apartment
- Kitchen & Lounge/Diner
- Two Bedrooms
- Bathroom
- Allocated Parking
- Communal Grounds

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2022.60

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£145,000



directions to this property:

Refer to map



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS121437 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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