

oakheart



£70,000

Offers Over

De Grey Road, Colchester

CASH BUYERS ONLY

Auctioneers Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of

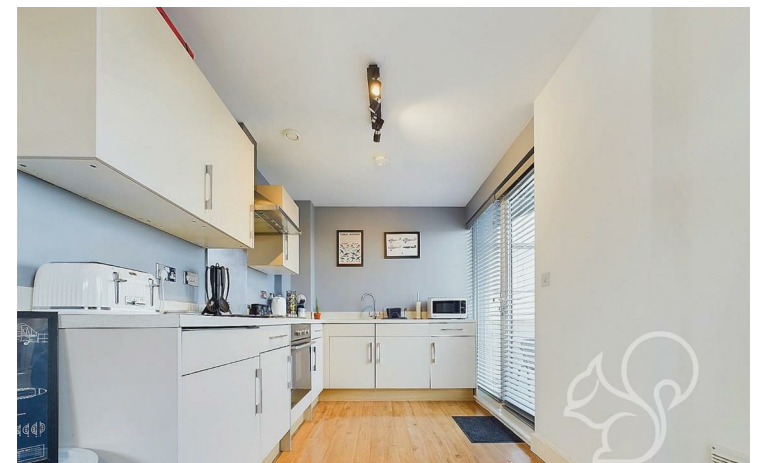
£6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

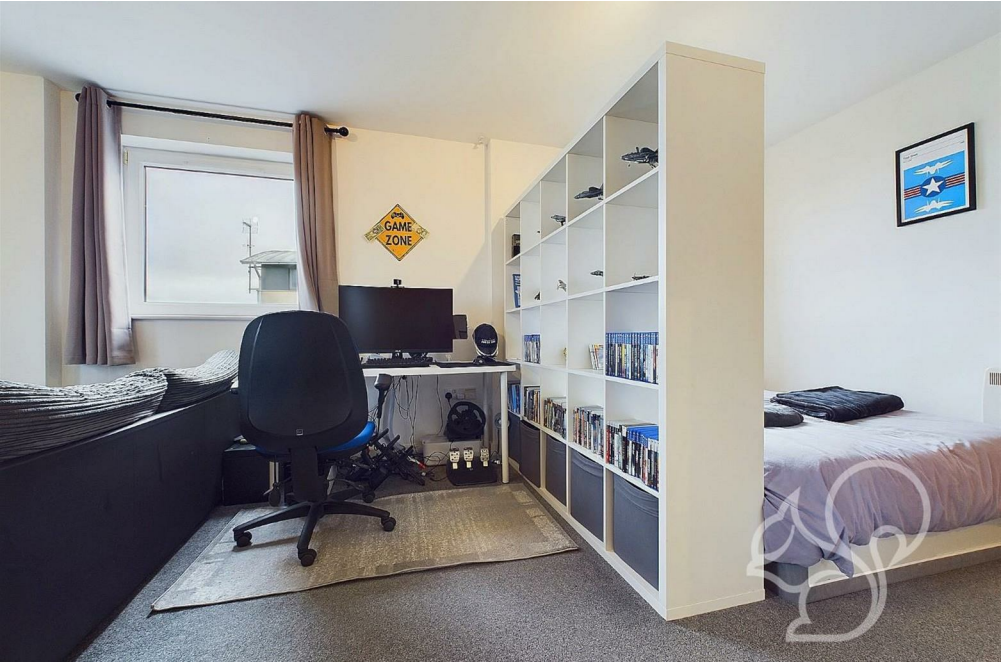
This spacious and beautifully presented studio apartment is ideally located in North Colchester, offering convenient access to Colchester General Hospital, the newly developed Northern Gateway Leisure Park, David Lloyd Gym, the A12, and Colchester North Station with direct trains to London Liverpool Street.

The apartment features an open-plan layout, including a bright and airy kitchen, living, and bedroom area, complete with a large double storage cupboard/wardrobe. The entrance hall leads to a generously sized shower room with a walk-in shower, toilet, and wash basin. The standout feature is the private balcony, offering spectacular far-reaching field views, perfect for unwinding or entertaining.

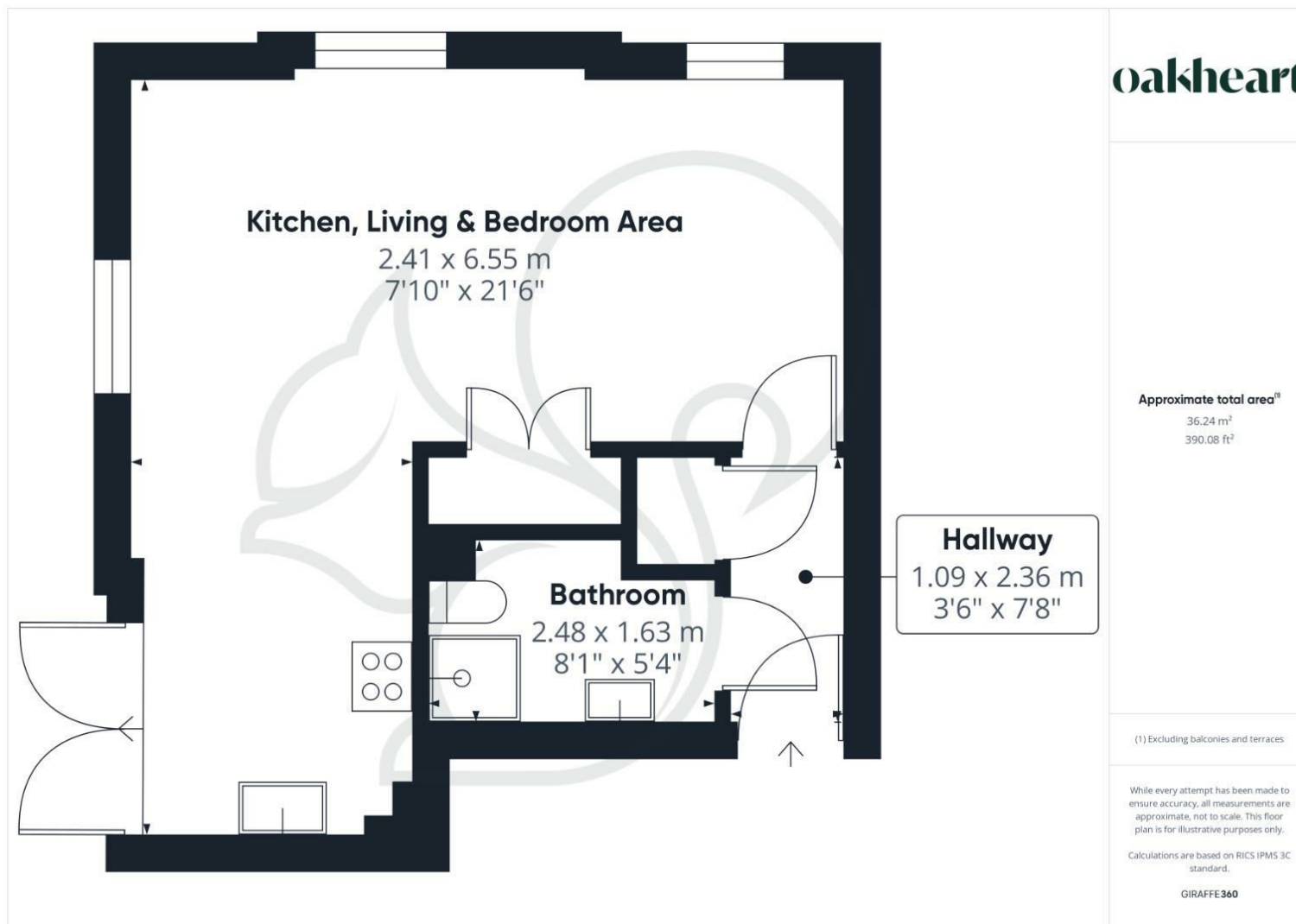
The block benefits from a lift for easy access, and outside, there is an allocated parking space for your convenience.











Local Authority:
Colchester

Tenure:
Leasehold

Council Tax Band:
A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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