

**East Hill, Colchester  
CO1 2RP  
£170,000 Leasehold**



9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB

Phone: 01206 302288

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[www.townandcountryresidential.co.uk](http://www.townandcountryresidential.co.uk)



- **Ground Floor Flat**
- **Two Bedrooms**
- **Car Port Off Road Parking**
- **Long Lease**
- **Open Plan Living**
- **Family Bathroom**
- **Fitted Kitchen**
- **Conveniently Located**
- **Double Glazed**
- **View Today**

TOWN & COUNTRY RESIDENTIAL ARE PLEASED TO PRESENT TO THE MARKET THIS TWO BEDROOM LEASEHOLD FLAT

Ideal for any investor looking for a tenant to move straight, or a first-time buyer looking to step onto the property ladder

Enjoy all this property has to offer including, two bedrooms, open plan living, fitted kitchen, and family bathroom- The exterior of the property benefits from a car port offering off road parking

Situated just a short walk to Colchester's High Street, along with being within walking distance of Colchester's Castle Park, a selection of bars and restaurants and many other amenities.

\*\*\* EARLY VIEWING HIGHLY ADVISED CALL NOW TO ARRANGE YOUR SCHEDULED APPOINTMENT \*\*\*

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**The accommodation with approximate room sizes are as follows:**

### **HALLWAY**

Wooden front door opening onto: hall with carpet flooring and built in floor mat, fuse board wall mounted above front door, built in storage cupboard, door leading to: living room, bathroom, bedroom 1 and 2

### **LIVING ROOM/KITCHEN (OPEN PLAN)**

21' 0" x 12' 4" (6.40m x 3.76m)

Window to front, carpet/tiled flooring, inset spot lights, electric radiator, kitchen includes fitted units, range of wall and base units, integrated electric oven with over head fan, stainless steel 1½ sink bowl with right-hand drainer, fridge freezer, washing machine, dish washer, laminate worktops and tiled splash backs, living room includes ample living space with feature bay window, door leading to: hall

### **BEDROOM 1**

9' 8" x 7' 9" (2.94m x 2.36m)

Window to side, carpet flooring, centre light, electric heater, double room fitted wardrobes, space for additional furniture

### **BEDROOM 2**

9' 8" x 7' 9" (2.94m x 2.36m)

Window to front carpet flooring, centre light, electric heater, space for single bed and additional bedroom furniture, door leading to: hallway

### **FAMILY BATHROOM**

6' 6" x 5' 9" (1.98m x 1.75m)

Tiled flooring, spot lights, electric heater, panelled bath, low level W.C, wash hand pedestal basin, part tiled walls, extra ceiling fan, door leading to: hallway

### **OUTSIDE**

Carport with allocated parking for 1 car


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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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