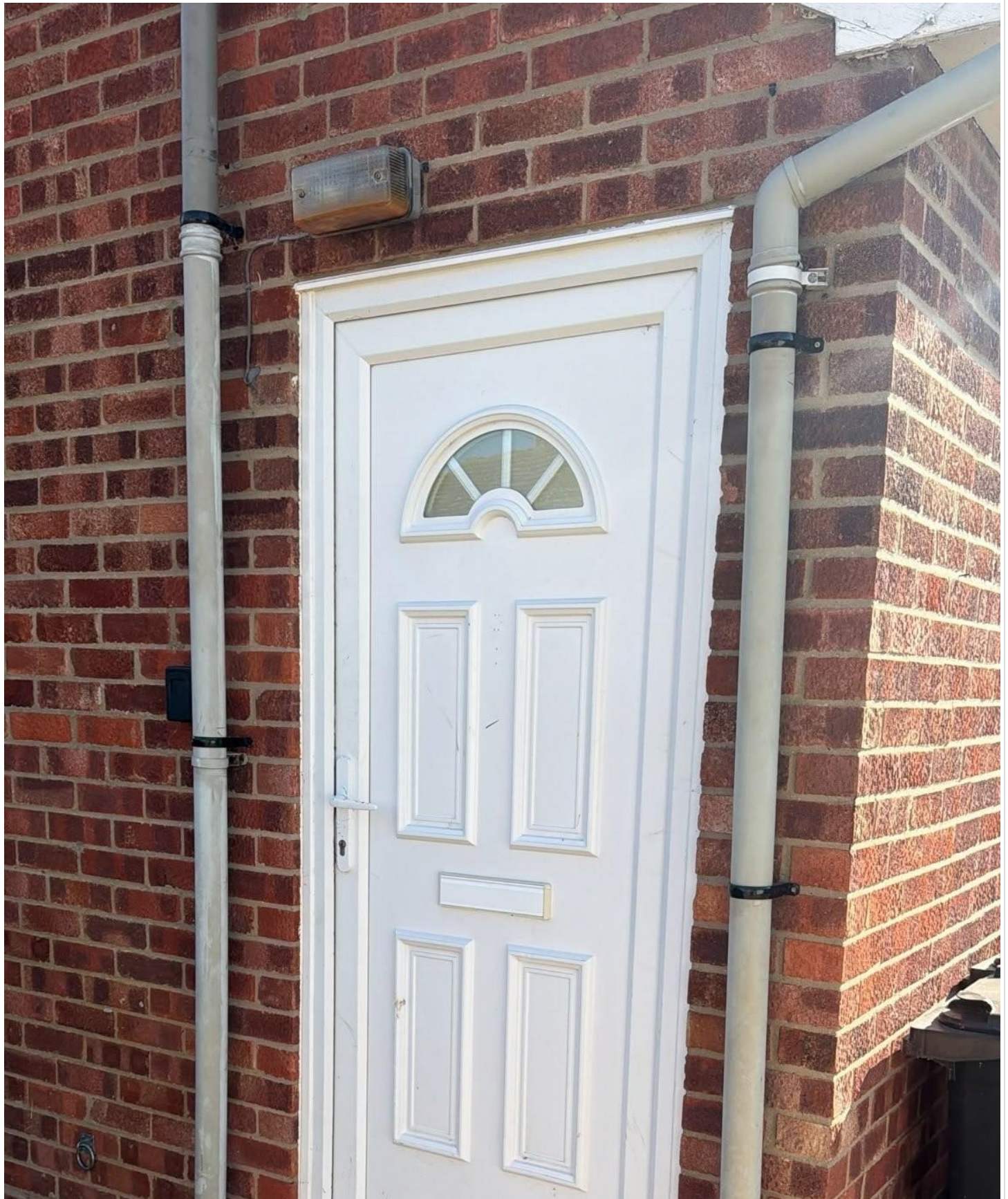
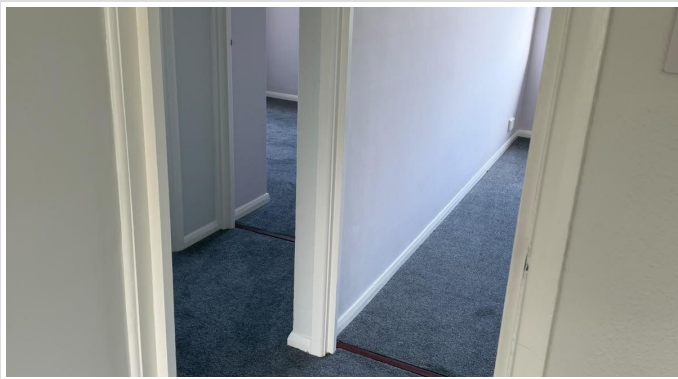


2 Bed Flat In Bell Close , Colchester, C02 8EP

£195,000





SHORT DESCRIPTION

Property Ref: 16786 Refurbished Two Bedroom Maisonette Garage Share of Freehold No Charges A recently refurbished and well-presented two-bedroom first-floor maisonette, ideally located to the south of Colchester city centre, offering an excellent opportunity for first-time buyers, downsizers, or investors. This attractive property has been updated following the end of the previous tenancy and is now offered in move-in ready condition, combining practical living space with rare long-term ownership benefits. Key Selling Points Share of Freehold (Joint Ownership) 999-Year Lease No Service Charges or Ground Rent Recently Refurbished Throughout Separate Single Garage First-Floor Maisonette with Private Entrance Strong Rental & Resale Appeal No Onward Chain (if applicable) Property Description The property is accessed via its own private entrance, leading to a first-floor landing. The accommodation comprises a bright and spacious lounge-dining room, providing a comfortable living and entertaining space, alongside a separate kitchen with practical layout potential. There are two well-proportioned bedrooms, suitable for both owner-occupiers and tenants, along with a bathroom. The property benefits from a recent refurbishment, meaning buyers can move in or let immediately with minimal additional cost. Garage & Additional Benefits A significant advantage is the inclusion of a separate single-size garage, ideal for secure parking, storage, or potential rental income. Unlike many flats, this property is sold

with a share of the freehold, alongside a 999-year lease, providing long-term security and control. mportantly, there are no ongoing service charges or ground rent, offering substantial cost savings compared to typical leasehold flats. Location Bell Close is a well-established residential area located to the south of Colchester, within easy reach of: Colchester city centre Local shops and amenities Bus routes and transport links Nearby green spaces and riverside walks The property is also conveniently positioned for access to Colchester Town railway station, providing connections into London. Tenure Share of Freehold 999-Year Lease No Service Charge No Ground Rent Ideal for First-time buyers Buy-to-let investors Downsizers Buyers seeking low-maintenance ownership Property Type: Flat Full selling price: £195000.00 Pricing Options: Offers in excess of Tenure: Leasehold Remaining lease (In Year): 981 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £0.00 Council tax band: A EPC rating: C Measurement:624.307 sq.ft. Parking: Garage Heating Type: Electric Heating Chain Sale or Chain Free: Chain free -----



Bed Room(s)



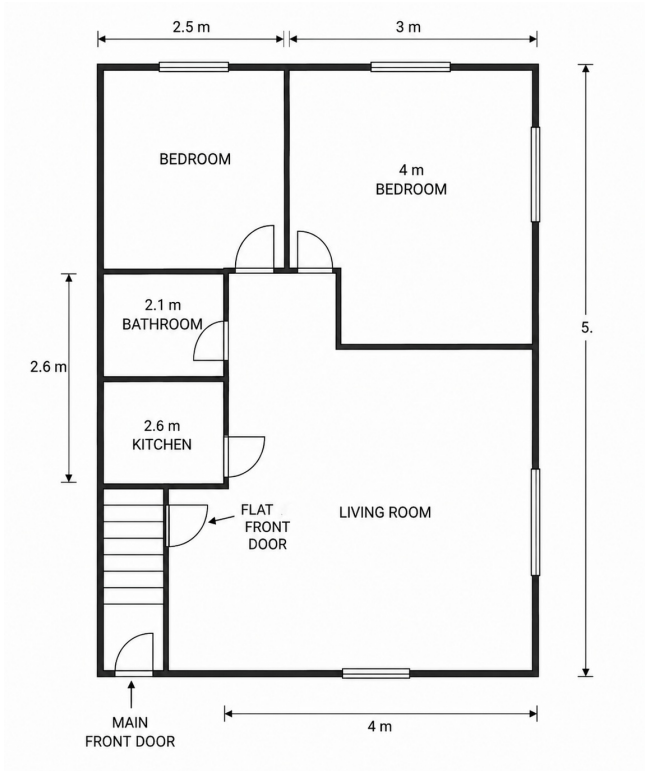
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Top-floor flat
Total floor area	58 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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