



**Siric House**  
**Circular Road South**  
**Colchester**  
**Essex**  
**CO2**

**Offers In Excess Of £140,000**

**bettermove**



# Circular Road South Colchester

Bettermove are proud to present this 1 bedroom flat in Colchester, available with no forward chain.

This property benefits from double glazing, and gas central heating throughout, with allocated, underground parking available.

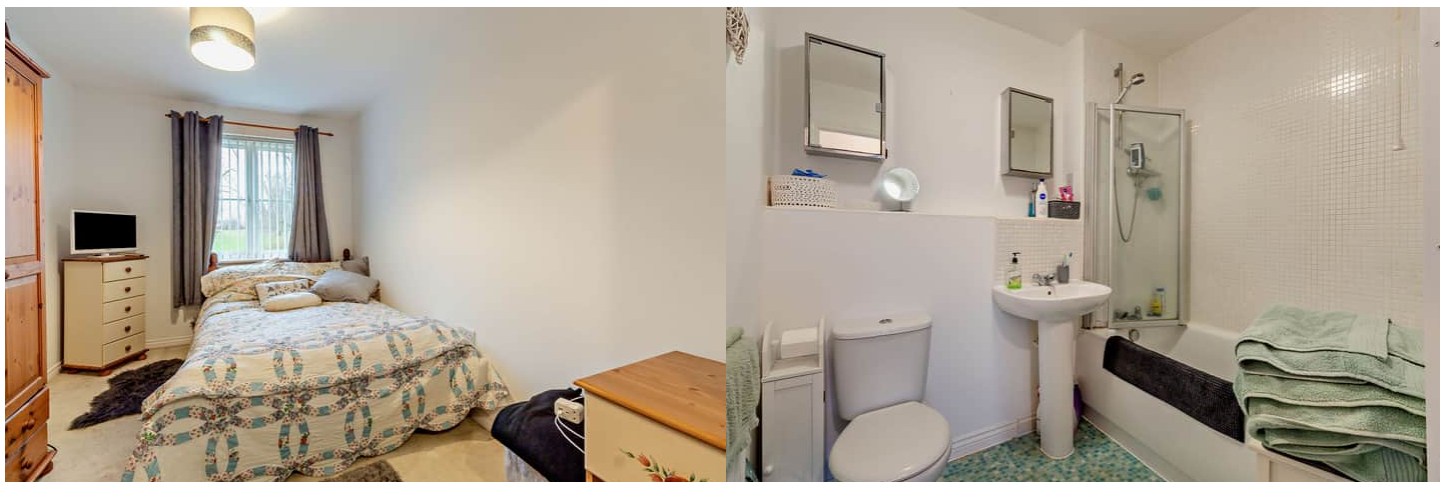
The council tax band is B.

This is a leasehold property with 104 years remaining on the lease; the ground rent is £250.00 per annum, and the service charge is £189.00 per month.

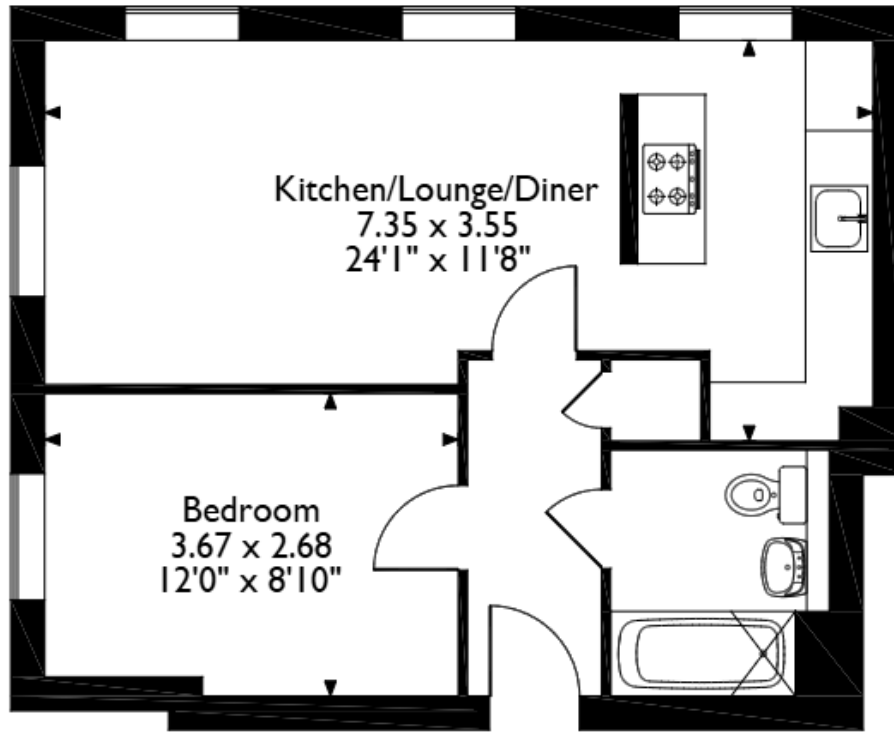
The interior of this beautifully presented, ground floor property comprises a spacious, open-plan living/kitchen/dining area, one double bedroom and a family bathroom, with lovely views of Abbeyfields.

Located in the popular city of Colchester, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from Colchester Town (1.1 miles), a variety of local bus routes, and quick access to the A12.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



Siric House, Circular Road South, Colchester, Essex  
Approximate Gross Internal Area  
42 Sq M/452 Sq Ft



### Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





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