



BRINKLEY PLACE, COLCHESTER, ESSEX, CO4

GUIDE PRICE £125,000





Ezelet are pleased to offer for sale a one bedroom second floor flat in Colchester. Ideal for a first-time purchase or a buy to let giving excellent returns. Situated, close to Colchester General Hospital, main train station with links to London Liverpool Street and easy access to the A12. This property comprises of a living room, kitchen, bathroom, and large double bedroom. This property further benefits from an allocated parking space for one vehicle.

ENTRANCE HALL

Secured door into

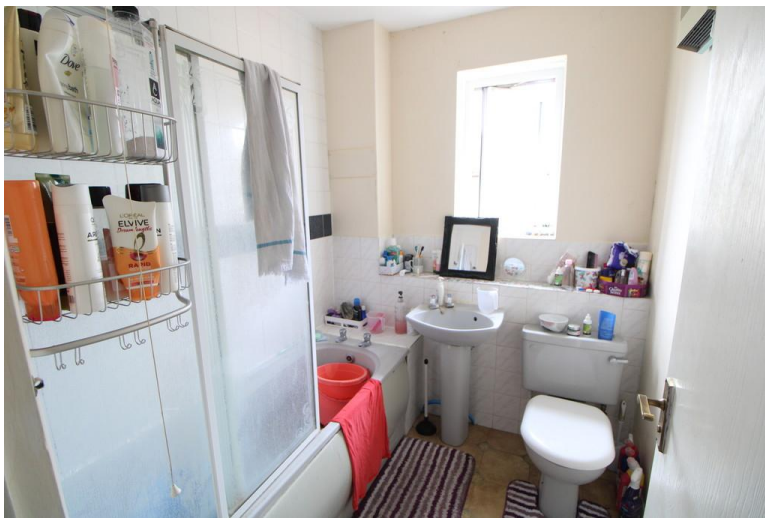
LIVING ROOM

9' 4" x 11' 10" (2.84m x 3.61m) UPVC double glazed bay window the rear, electric heater, wooden flooring.

KITCHEN

10' 6" x 6' 2" (3.2m x 1.88m) UPVC double glazed window to the front, eye level and base units with over worktop, freestanding cooker, freestanding fridge/ freezer, freestanding washing machine, inset stainless steel sink, vinyl flooring.





BATHROOM

UPVC double glazed window to the rear, low level wc, hand wash basin, bath with over shower, electric wall heater, vinyl flooring.

BEDROOM

10' 4" x 12' 2" (3.15m x 3.71m) UPVC double glazed window to the front, electric heater, fitted carpet.

PARKING

Allocated parking for one Vehicle.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		