



## FEATURES

- Auction date: 29 & 30 January 2025
- Ground floor studio flat
- Opportunity to add value
- Immediately available
- Approx. 3 miles to Colchester City Centre
- Guide price £52,500+
- Modernisation required
- Leasehold - 120 years from 1st January 1983
- Approx. internal floor area 24.20m2/260ft2
- No chain

Guide price: £52,500+

Ground Floor Studio Flat  
39 Chinook  
Colchester  
CO4 9RN

## OVERVIEW

A ground floor studio flat immediately available with no chain.

Upon entering the property there is an open plan bedroom / lounge / diner. The bathroom and the kitchen are located to the rear of the main space. The kitchen has space for a freestanding oven with hob, fridge and washing machine.

The bathroom is partially tiled and has a bath with overhead electric shower and W.C. The room to the left of the bathroom is the utility which has a sink and cupboards for additional storage.

The property will benefit from some refurbishment and modernisation which would give the buyer an opportunity to add value to the property once these works have been completed.

# Lot No. 3

Auction Date: 29 & 30 January

## Overview Continued

The property is located on the southwestern side of Chinook. Colchester City Centre is located approximately 3 miles away from the property. Essex is located approximately 40 miles away from the property.

## Total Floor Area

Approx internal area  
24.20m2/ 260ft2  
(Taken from floorplan)

## Services

We understand the property to have mains gas, electricity, water and drainage.

The services have not been inspected by John Pye Property and we recommend that interested parties complete their own investigations in this respect.

## Tenure

Leasehold - 120 years from 1st January 1983  
Please see legal pack once available for more information.

## Council Tax

Rated within council tax band A.

## Guide Price

£52,500+

## Buyer's Premium

3% (min. £4,500) inc. VAT

## EPC

[Energy performance certificate \(EPC\) - Find an energy certificate - GOV.UK \(find-energy-certificate.service.gov.uk\)](#)

## Legal Pack

Please refer to the legal pack for this lot  
[johnpye.auctiondocs.com](http://johnpye.auctiondocs.com)

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