

LOT

**1**

By Order of the Executors

68 Haddon Park, Colchester, Essex CO1 2GX

**GUIDE PRICE £75,000\*****FIRST FLOOR TWO BEDROOM FLAT IN NEED OF UPDATING**

The property forms part of a modern development situated on the eastern outskirts of Colchester's town centre and within a third of a mile of Hythe Station with services that connect to London Liverpool Street. The flat is also within two miles of Essex University. Good road links are easily accessible, and the area is also within easy reach of London Stansted Airport. The property is a first floor two bedroom flat in need of updating and modernisation throughout. The flat has an allocated parking space and electric heating and is sold with vacant possession. This property will be of interest to investment buyers and owner occupiers. **Please note that this lot is not open to pre-auction offers and will not be sold prior to auction under any circumstances. any intending purchaser must register to bid in order to purchase. We remind all parties that bidding registration closes at 3pm the day before the auction.**

**ACCOMMODATION**

Hall, Lounge, Kitchen, Bedroom One, Bedroom Two, Bathroom, Communal Grounds.

**TENURE**

Leasehold approximately 970 years unexpired.

**LOCAL AUTHORITY & TAX RATING**

Colchester  
Council Tax Band: B  
EPC rating C

**VIEWING TIMES**

Tuesday 3rd September @ 11.30–12 noon  
Thursday 12th September @ 11.30–12 noon



STARTING BID

FINAL BID

NOTES

 SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN