



Stalin Road, Colchester, CO2 8SN

Asking price £130,000

Offered for sale with NO ONWARD CHAIN this purpose built two bedroom first floor flat is looking for it's next owner. The property is currently in need of some TLC and updating, but could suit buyers wishing to pursue a speedy exchange of contracts and completion. Dedham Court is located to the South side of Colchester City Centre and has bus services into the city centre as well as local shopping facilities.

Communal Entrance:

External storage cupboards and stairs leading to first floor with entrance door to:

Reception Hall:



Airing Cupboard, doors to:

Lounge:

16'11" x 11'1" (5.16 x 3.40)



Double glazed doors leading onto balcony, double glazed window to rear, radiator. Fitted gas fire with back boiler housed behind which used to supply the hot water and central heating - however the previous owner had the gas supply to the boiler disconnected and used the electric immersion heater for hot water.

Kitchen:

10'8" x 8'11" (3.26 x 2.72)



Comprising worksurfaces with cupboards and drawers under and and eye level units, inset one and a half bowl sink unit with mixer taps, inset four ring gas hob with extractor over, double oven, tiled floor, double glazed window to front, integrated fridge/freezer, plumbing for washing machine. (appliances not tested).

Bedroom One:

12'8" x 11'5" (3.88 x 3.48)



Double glazed window to rear, radiator, built in storage cupboard, airing cupboard housing lagged copper cylinder with electric immersion heater providing hot water (not tested).

Bedroom Two:

12'5" x 9'2" (3.79 x 2.80)



Double glazed window to side, radiator, built in wardrobe.

Bathroom:

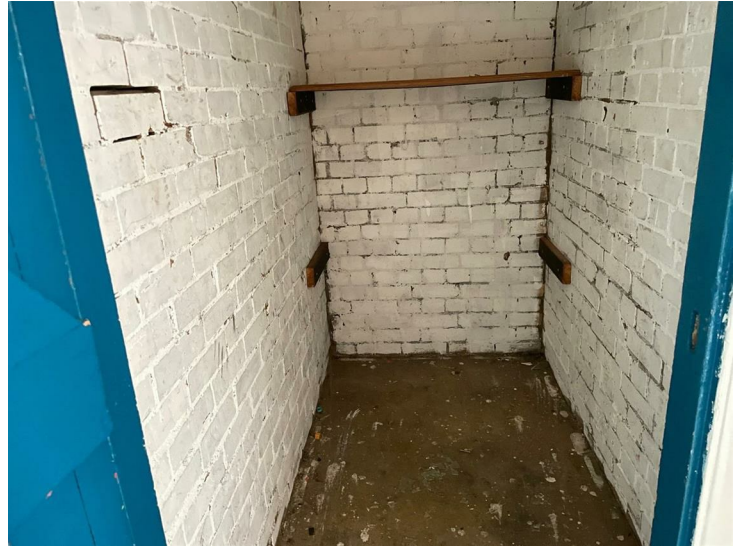
7'2" x 6'9" (2.19 x 2.08)



Panelled bath, pedestal wash hand basin, low level flush W.C. radiator, double glazed window to front, tiling to floor & Walls.

Shed

6'0" x 3'5" (1.83 x 1.06)



Located on the ground floor off of the communal entrance hall there is a lock up storage / bike shed

Lease Details:

Lease Length: 105 years remaining of original 125 years.

Ground Rent: £10.00 P.A.

Current Service Charge: £827.58 P.A.

Council Tax: Band A

Agents Note

The property is located on the first floor with no lift facility in the building. We understand there are communal areas to the front and rear of the property and would advise interested parties to seek clarification via their legal representative.

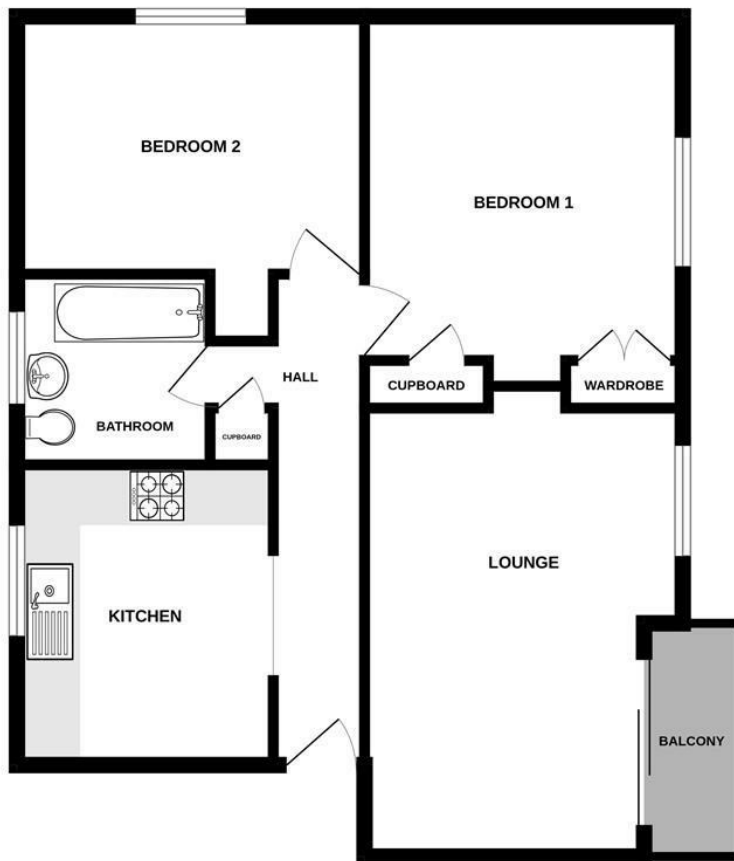
There is mains electricity, water and drainage connected.

There is gas connected to the property the gas has been disconnected to the boiler and it is not known if the boiler is in working order or not.

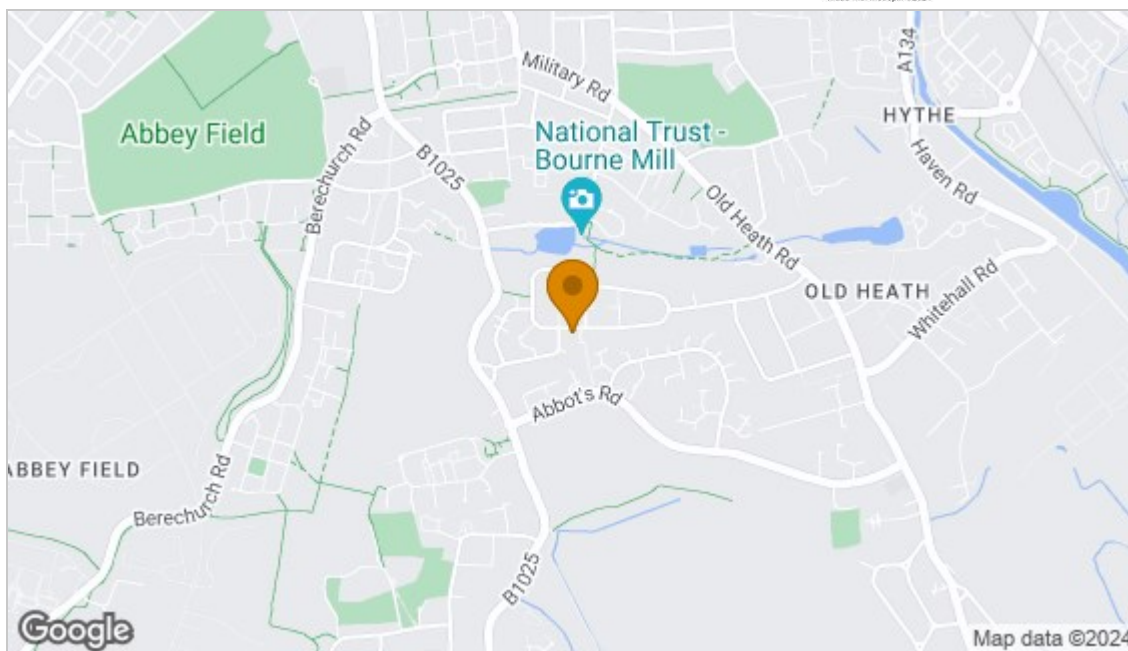
Hot water is via an electric immersion heater.

Disclaimer

Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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