







Dale Close, Colchester, CO3 0FG

Guide price £110,000

Price Guide. £110,000 - £120,000
Gallant Richardson Estate Agents bring to market this first floor one bedroom flat offering NO ON-GOING CHAIN AND LONG LEASE!. Allocated parking and visitor parking.

The property is tucked away within a cul de sac on a popular residential development located on the west side of Colchester being within close proximity of A12 road access that leads to Chelmsford, Ipswich and London, Sainsbury's supermarket, Tolgate and Staines Park shopping areas. The local bus service runs into Colchester where a whole host shopping and leisure facilities can be found. Neighbouring village of Marks Tey (just over two miles away) has a train station that connects into London's Liverpool Street station.

Hall

Bedroom
11'6" in bay x 9'8" (3.51m" in bay x 2.95m")

Bathroom
7'4" x 4'10" (2.24m" x 1.47m")

Lounge
12'10" x 9'10" (3.91m" x 3.00m")

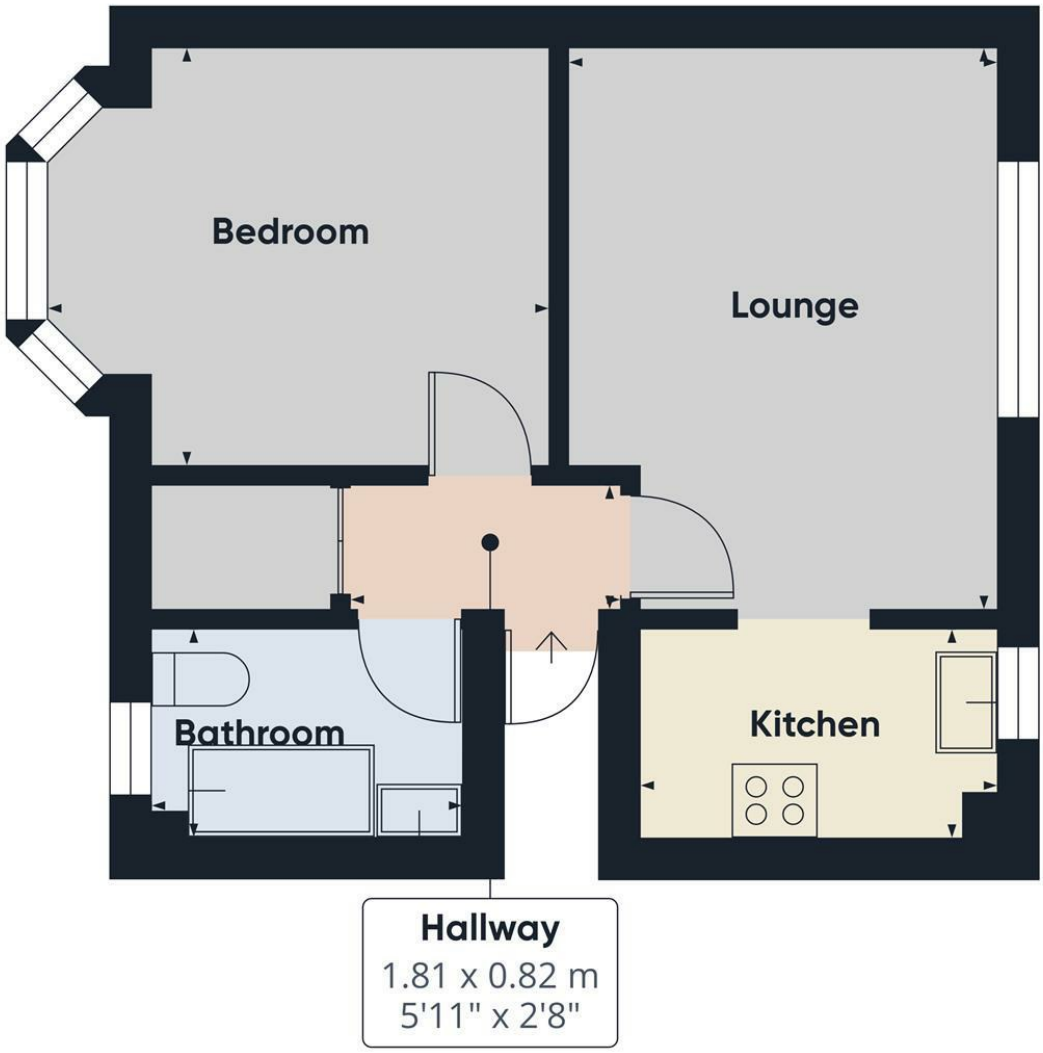
Kitchen
8'2" x 4'11" (2.49m" x 1.50m")

Outside

Material Information
Council Tax Band - A - 2025/2026 - £1,434.65 - via Colchester Council
EPC - C - Valid till, 11/01/2036
Broadband Coverage - Standard/Superfast/Ultrafast - via Ofcom
Mobile Phone Coverage - Yes - via Ofcom
Flood Risk - Very Low - via .Gov
Local Authority - Colchester City Council
The property is situated on the first floor with no lift in the block.
Lease Information - Service charge: £329.24 - Ground rent: £406.20 - Lease start date: 1 January 1980 - Remaining years: 954 years
There is also a reserve fund that is topped up each year roughly around £269.72 each year - Last total £1005.16 PA.
The Block is Managed By Boydens 01206 762244
It is a mandatory requirement for Sales and Letting agents to be part of a redress scheme, we are members of TPO (The Property Ombudsman), a government approved redress scheme.

Anti-Money Laundering Checks
“We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.”

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.



Approximate total area[1]

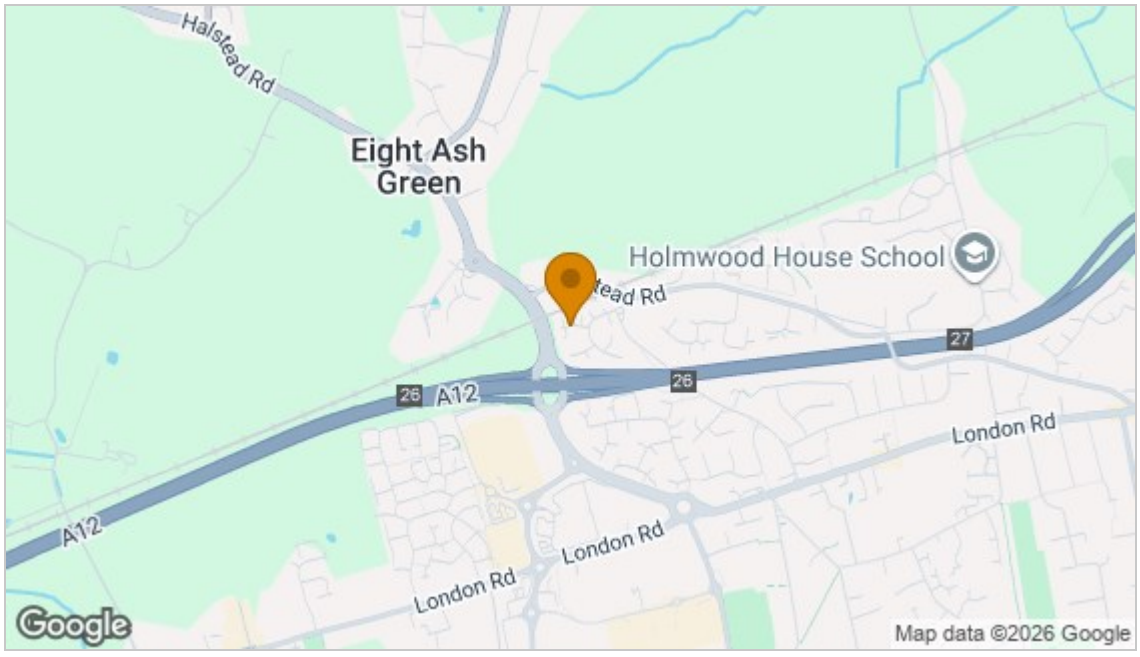
30.3 m²

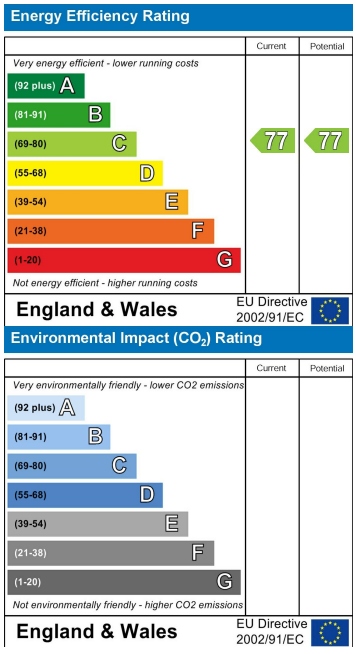
326 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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