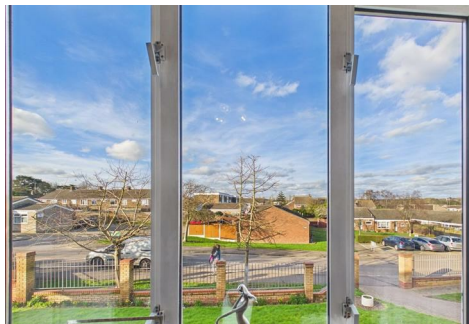




Exeter Drive, Colchester, CO1 2RX

£87,500

Gallant Richardson Estate Agents bring to market this, we feel, good sized one bedroom first floor retirement residence set within an apartment complex specifically with the over 60's in mind. On site there is site manager in the week, guest room for hire via site manager for relatives to stay, lift within the block to all floors, communal lounge, shared gardens, laundry room with drying area, hairdresser facilities and library in addition a pull cord emergency system on hand, just in case.

Location could hardly be better as nestled just off the city centre so within strolling distance of a whole host of shopping and leisure facilities, cafes, pharmacy, bus service, and the beautiful Castle Park with riverside walks, what more would you want.

NO ON-GOING CHAIN!

Entrance Hall



Bedroom

14'4" x 9'5" (4.37m x 2.87m")



Shower Room

7'5" x 5'10" (2.26m x 1.78m")



Lounge

18 x 10'3" (5.49m x 3.12m")



Kitchen

7'10" x 7'5" (2.39m x 2.26m")



Communal Laundry Room



Communal Garden



Communal Parking Area



Material Information

EPC - B - Valid until 09/09/2028

Council Tax Band - B - £1,609.60 - 2025/2026

Lease - 99 years from 01/10/1987

Ground Rent - £284.00 P.A.

Service Charge - in the region of - £3,450.00 P.A

Local Authority - Colchester City Council

Mobile Phone Coverage - Yes - via Ofcom

Broadband Coverage - Standard/Superfast - via Ofcom

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.

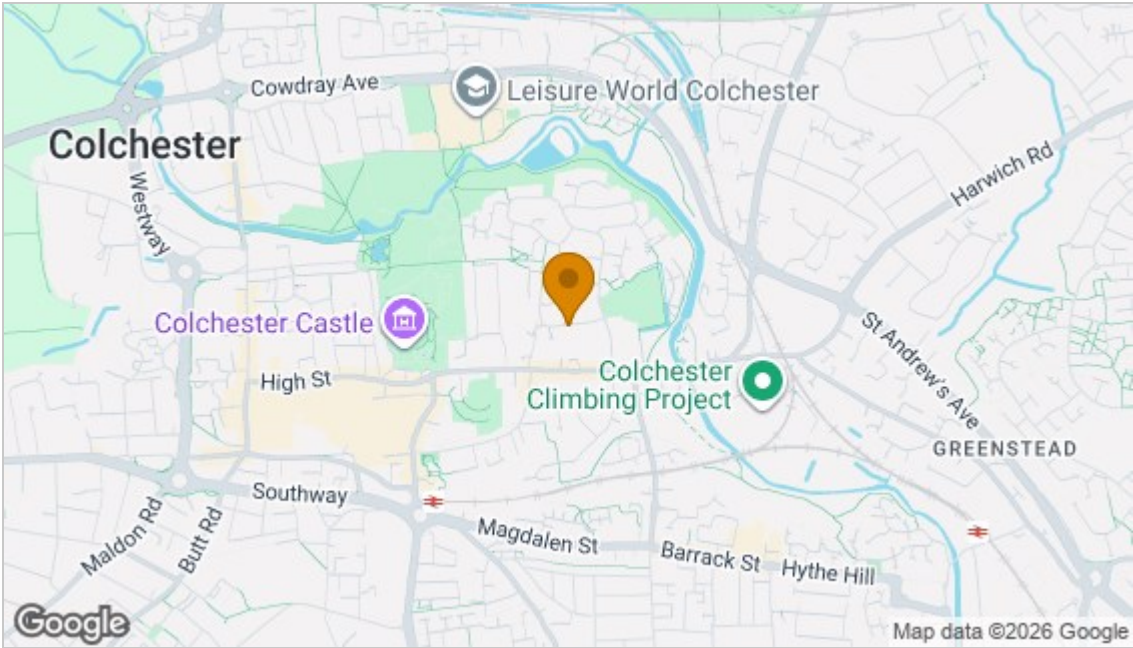
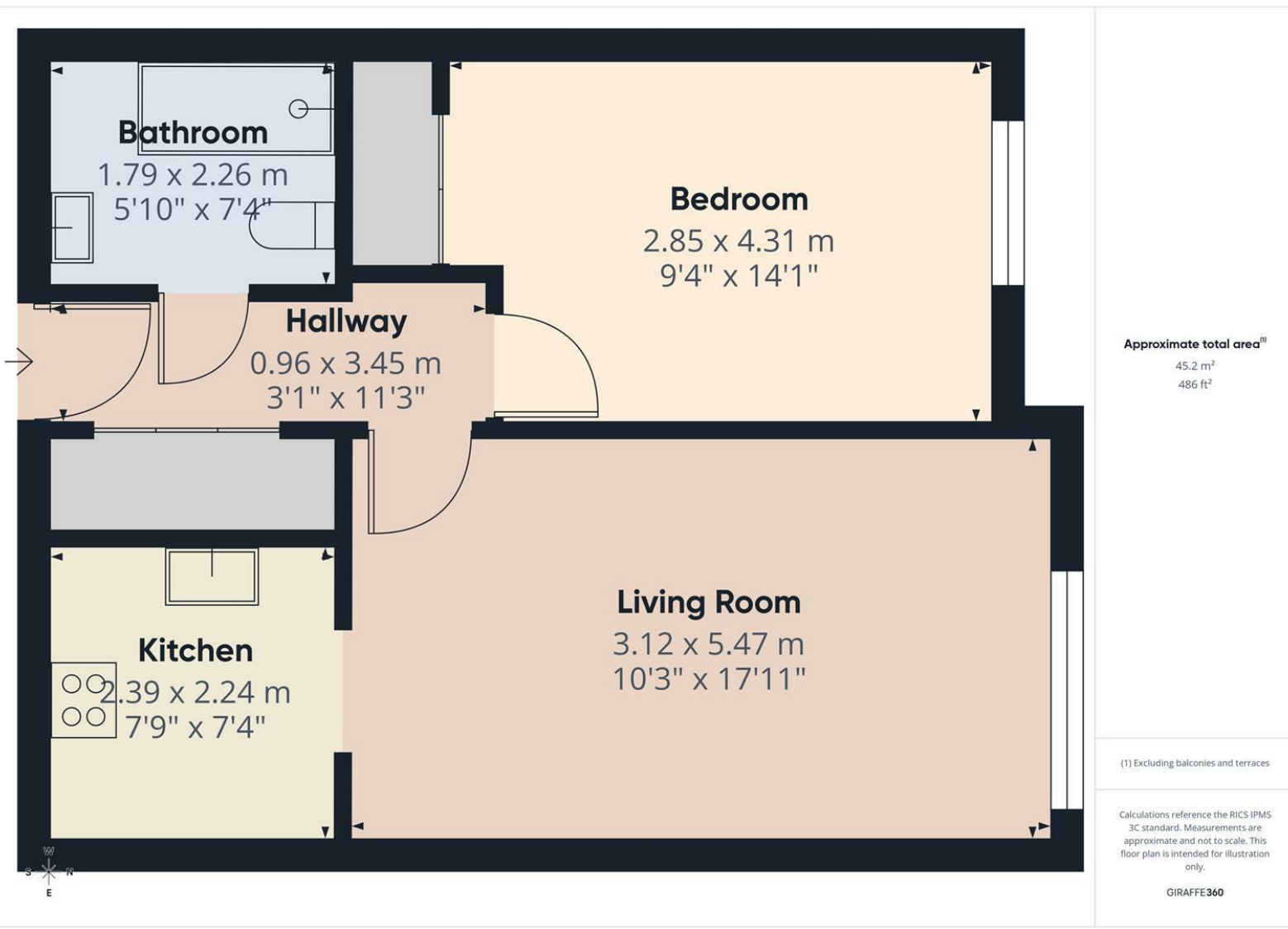
Anti-Money Laundering

"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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	82	86
EU Directive 2002/91/EC		
England & Wales		
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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