



Ranger Walk, Colchester, CO2 8BY

£140,000

Gallant Richardson Estate Agents bring to market this ground floor TWO BEDROOM flat offer NO ON-GOING CHAIN that resides within a cul de sac setting in a respectful residential area just to the south side of the city being under two mile from the city centre where a whole host of shopping, leisure and train station facilities can be found. Closer to home there is a local supermarket and bus service running into the city and surrounding areas.

Rarely used to its full capacity is the shared car park with bin store and secure entry to the block. The accommodation comprises of entry hall, bathroom, two bedrooms, kitchen and lounge with patio doors providing a private entry.

Hall



Bathroom

6'11" x 5'8"max (2.11m" x 1.73m"max)



Lounge

20'3" x 10'10"max (6.17m" x 3.30m"max)



Bedroom One

11'4" x 8'11" (3.45m" x 2.72m")



Kitchen

8'9" x 8'7" (2.67m" x 2.62m")



Bedroom Two

9 x 8'1" (2.74m x 2.46m")



Outside



Material Information

EPC - C - Valid 04/07/33

Council Tax Band - B - 2025/2026 - £1,673.75

Flood Risk - Yearly chance of flooding - Very Low

Broadband Coverage - Yes

Mobile Phone Coverage - Yes - Ofcom

Local Authority - Colchester City Council

Ground Rent is currently £75 per annum

The Service charge for this year is £875.98 - 2025.

Lease of 99 years from 01/01/1988 - approx. 60 years remaining

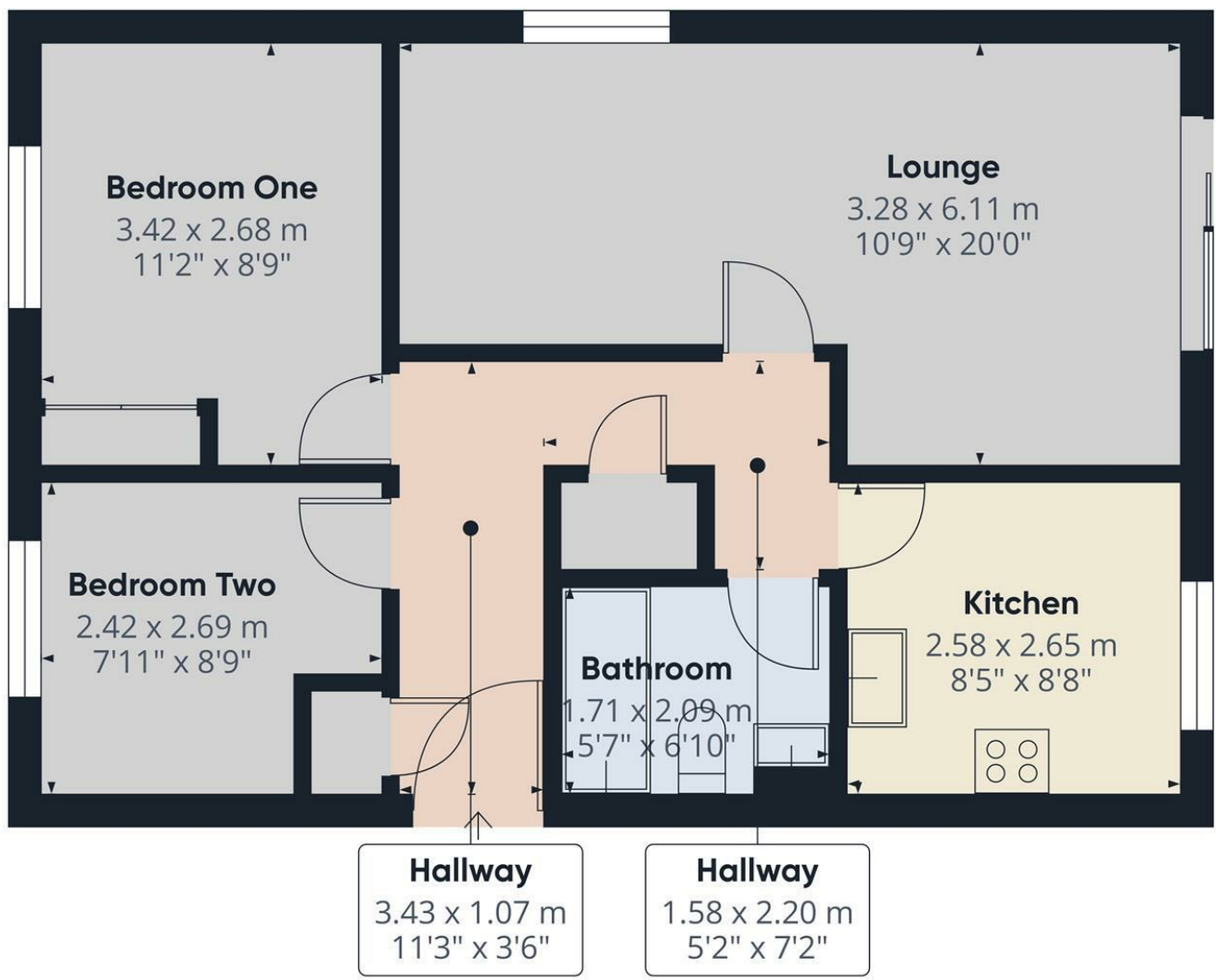
It is a mandatory requirement for Sales and Letting agents to be part of a redress scheme, we are members of TPO (The Property Ombudsman), a government approved redress scheme.

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

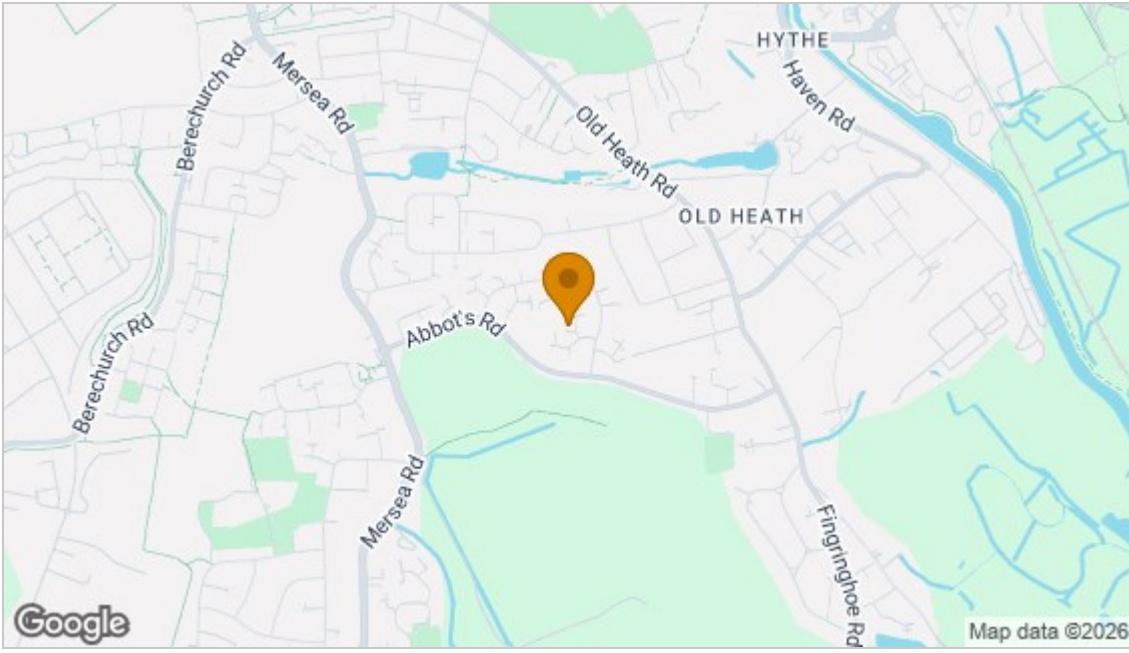


Approximate total area⁽¹⁾
50.8 m²
548 ft²

(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



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		
	69	74
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		
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