gallantrichardson
ESTATE AGENTS | LETTINGS | VALUERS | MORTGAGES
01206 768555
www.gallantrichardson.co.uk









Hunting Gate, Colchester, CO1 2XE

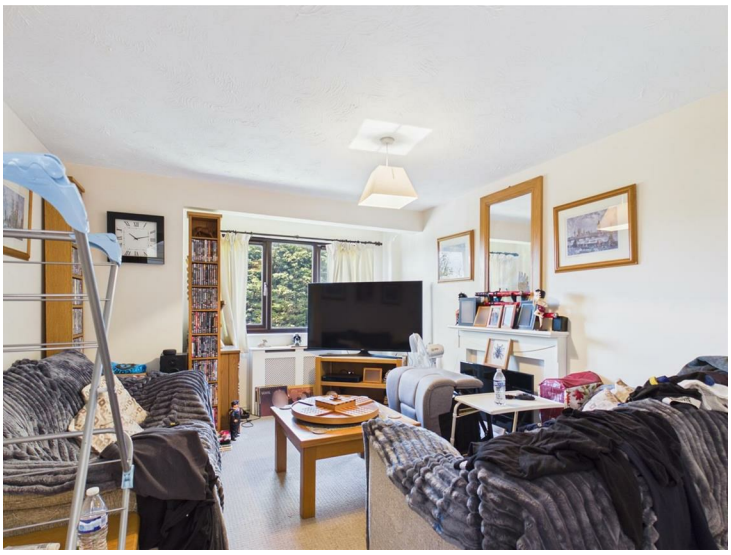
£95,000

Gallant Richardson Estate Agents bring to market this first floor one bedroom INVESTMENT SALE WITH TENANT IN SITU. having a potential of 8.96% gross return as of Sept. 26, in addition should any new landlord have Gallant Richardson continue the management then 'Rent Guarantee' will be included. The property consists of own entrance hall, bedroom, bathroom, lounge and kitchen with shared parking area. The location is most convenient for strolling to the nearby supermarket, bus service, university, and train station. The city centre is within a couple of miles where a whole host of shopping and leisure facilities can be found.

Hall
5'9" x 2'9" (1.75m" x 0.84m")



Lounge
15'7" x 10'10" (4.75m" x 3.30m")



Bedroom
8'10" x 8'8" (2.69m" x 2.64m")



Kitchen
10' x 7'3" (3.05m x 2.21m")



Bathroom
7'8" x 4'10" (2.34m" x 1.47m")



Outside





Material Information
EPC - C - Valid until - 21/01/2029
Lease Term. 125 years from 1 September 1988
Lease Term Remaining. 87 years
Ground Rent - £60.00 PA.
Service Charge - 01/04/2025 - 31/03/2026 - £1,387.09
Local Authority Colchester
Council Tax Band: A - 2026/2027 - £1,522
Conservation Area. No

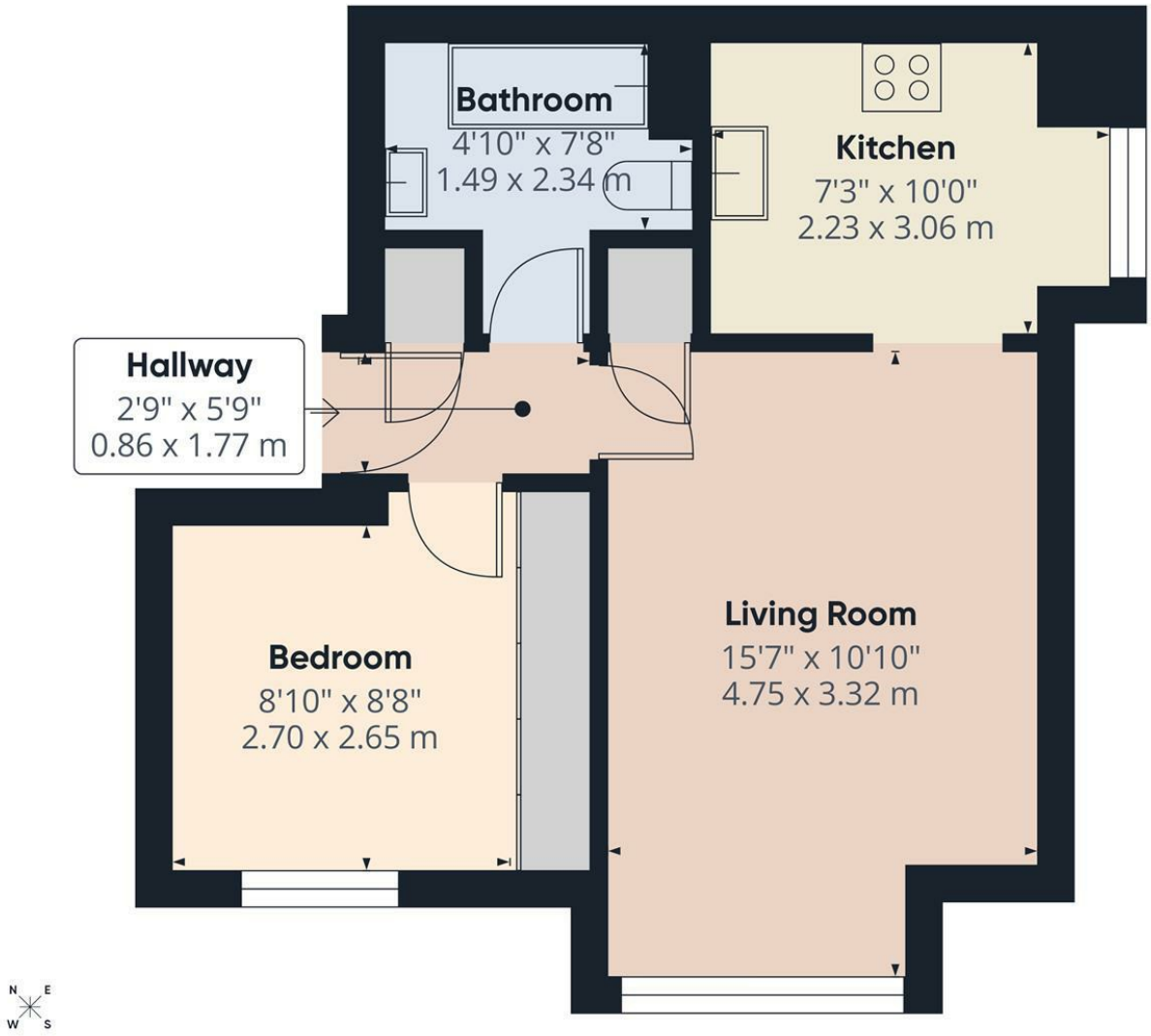
Flood Risk - Very Low
Rent , as Sept. 26 - £710.00 PCM - (8.96% gross return)
in addition should any new landlord have Gallant Richardson continue the management then 'Rent Guarantee' will be included
It is a mandatory requirement for Sales and Letting agents to be part of a redress scheme, we are members 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.



Approximate total area[1]

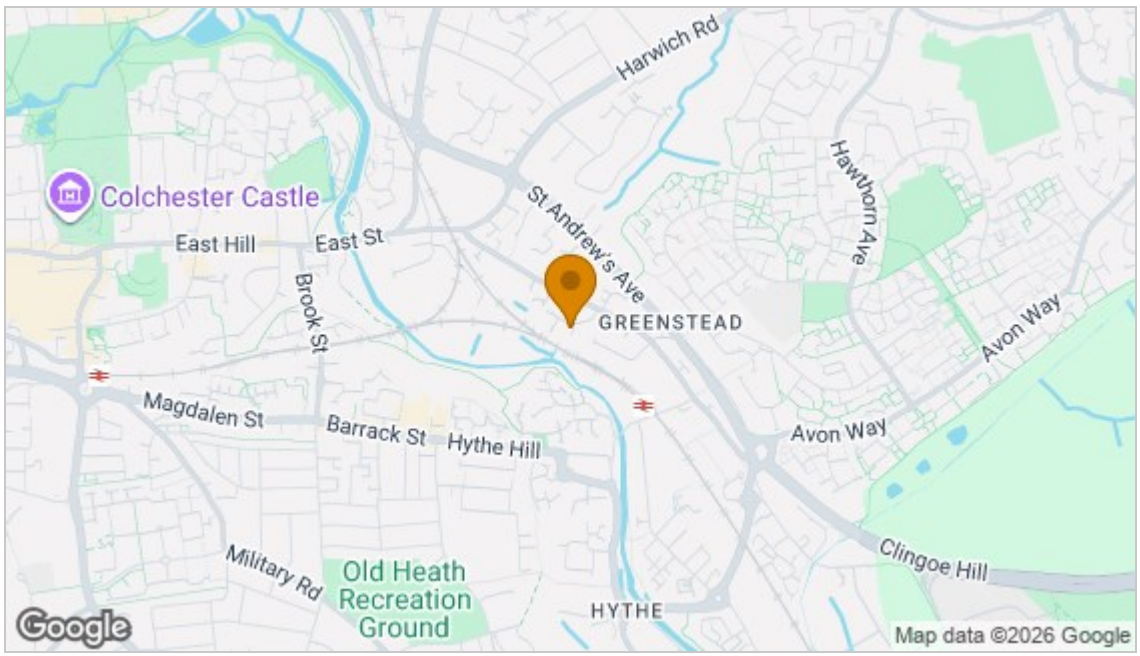
397 ft²

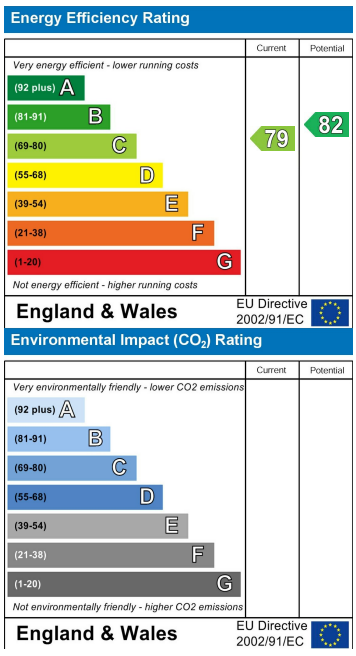
36.9 m²

(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





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.

5 Culver Street West, Colchester, Essex, CO1 1JG
Tel: 01206 768555 | Email: info@gallantrichardson.co.uk
www.gallantrichardson.co.uk

gallantrichardson
ESTATE AGENTS | LETTINGS | VALUERS | MORTGAGES