



## Tufnell Way, Colchester, CO4 5YH

Price £160,000

Gallant Richardson Estate Agents bring to market this well appointed TWO BEDROOM first floor flat with allocated parking that is situated most conveniently for strolling to Colchester's North Station (connects into London's Liverpool St/Norwich), Asda supermarket and retail park and thereafter access to the city centre where a whole host of shopping, leisure and transport facilities are available as well as cafes, restaurants, hospital and the lovely castle park, all made even easier to get to via the local regular bus service.

The property offers a 'no on-going chain' and we feel is ready to go for the next owner whether that is for a 'first time buyer' or an investor being as this property is in such an excellent location of high demand.

### Communal Entrance:

With intercom system, stairs to first floor and personal door to:

### Entrance Hall:

10'7" x 4'2" (3.23m" x 1.27m")



with doors leading to:

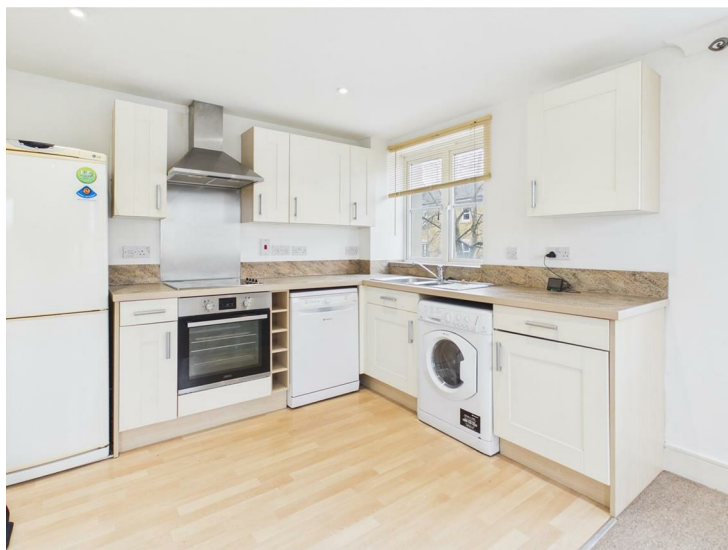
### Lounge/Kitchen

16'6" x 16'3" (5.03m x 4.95m")



Dual aspect double glazed windows to front and side, double glazed French Doors leading onto Juliet balcony., electric heater, inset spotlights, open aspect to:

### Kitchen Area:



Comprising work surfaces with cupboards and drawers under and matching eye level units, Double glazed window to front, inset spotlights, inset four ring electric hob with oven beneath

and extractor over, inset one and a half bowl stainless steel sink unit with mixer tap.

### Bedroom One:

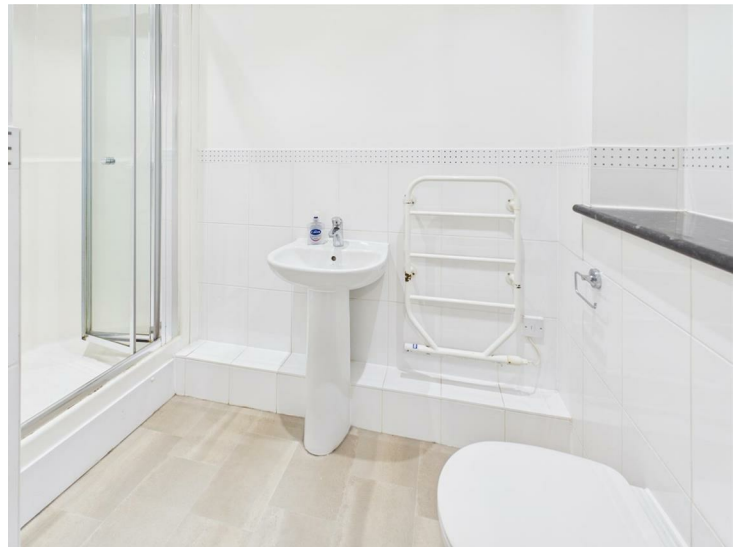
15'9" x 8'6" (max) (4.80m x 2.59m" (max))



Double glazed window to front,, built in mirror fronted wardrobes, wall mounted electric heater, door to:

### En Suite:

8'6" x 3'6" (2.59m" x 1.07m")



White three piece suite comprising shower, pedestal wash hand basin, low level flush W.C. inset spotlights, extractor fan, heated towel rail.

### Bedroom Two:

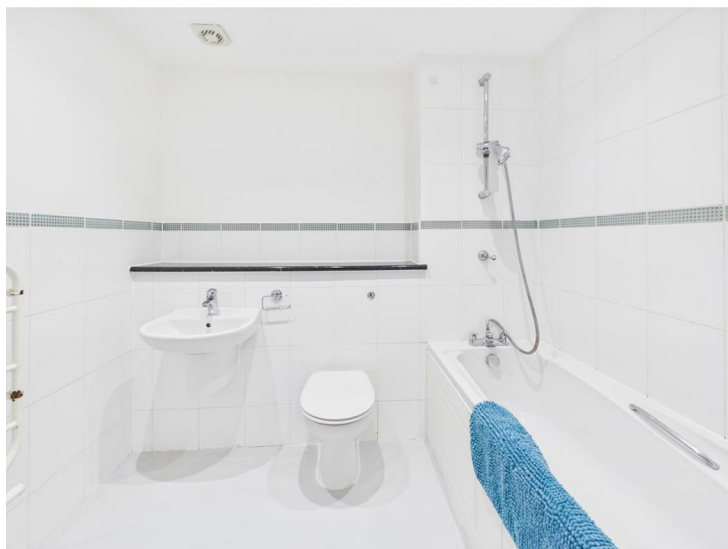
10'2" x 9'10" (3.10m x 3.00m)



Double glazed window to side, wall mounted electric heater.

### Family Bathroom:

7'8" x 5'5" (2.34m x 1.52m)



White three piece suite comprising panelled bath with mixer tap and shower attachment, low level flush W.C. wash hand basin, part tiling, inset spotlights, extractor fan, heated towel rail, wall mounted electric fan heater.

### Parking:



To the rear of the property there is an allocated parking space.

### Lease:

Latest service Charge 2025/2026 - £1,633.00 P.A. includes water charge and Building insurance.

Ground rent:: Currently £250.00 P.A. Reviewed every 10 years, next review Sept. 2026 likely to rise to £350.00 PA until new regulation comes in.

Lease Length: 125 years from 24/06/2006.

### Material Information

EPC - C - Valid until 15/04/2030

Colchester City Council

Council Tax Band B - 2025/2026 - £1,742.95

Broadband Coverage - via Ofcom - Standard/Superfast/Ultrafast

Mobile Phone Coverage - via Ofcom - Yes

Leasehold

No onward Chain sale

Standard brick faced construction with tiled roof.

Mains electricity, water and drainage / sewerage are all connected. No Gas connection.

Broadband speeds: 15 - 1000 Mbps

We believe normal broadband is available via a BT Openreach line or via cable with Virgin Media, please check:

<https://www.broadbandspeedchecker.co.uk/broadband-speed-in-my-area.html>

We believe normal mobile phone coverage is available but please check with your supplier.

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. Photos used in the preparation of these details were taken at commencement of the current tenancy.



**Bathroom**  
1.09 x 2.61 m  
3'6" x 8'6"

**Hallway**  
3.25 x 1.28 m  
10'7" x 4'2"

**Approximate total area<sup>(1)</sup>**  
59.6 m<sup>2</sup>  
641 ft<sup>2</sup>

(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			84
(81-91) B		77	
(69-80) C			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			75
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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