

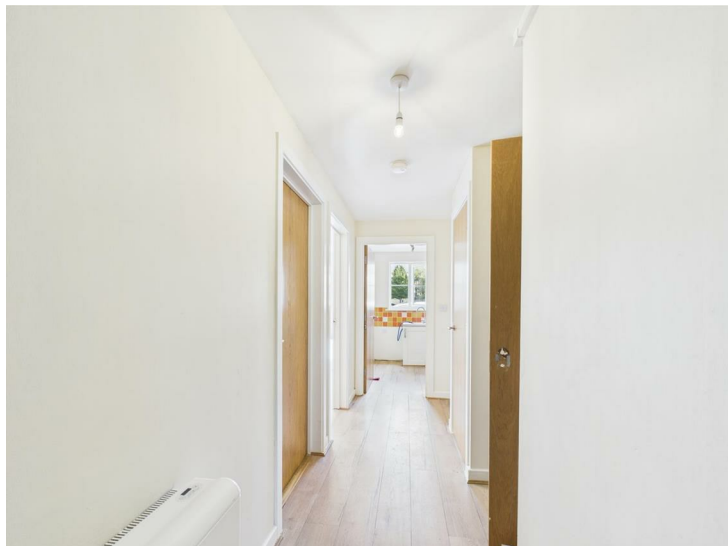
Mortimer Gardens, Colchester, CO4 5ZG

Asking price £140,000

Gallant Richardson Estate Agents bring to market this GROUND FLOOR TWO BEDROOM flat situated just to the north side of Colchester being conveniently placed for road access the A12/A120 with local bus service running nearby and having Tesco's superstore and sports centre within an approx. mile from the property.

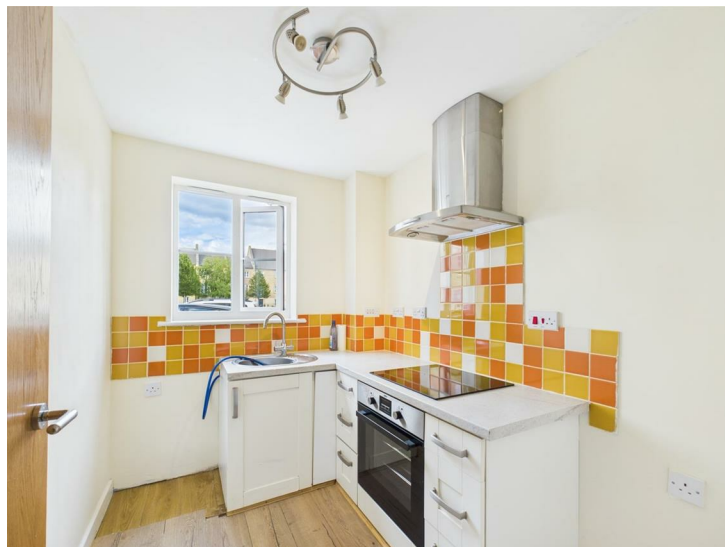
The property is located on a popular residential area opposite an open green, allocated parking bay and with the added bonus of NO ON-GOING CHAIN!

Entrance Hall



Kitchen

8'1" x 62" (2.46m x 18.90m')



Bedroom One

11'6" x 11' (3.51m x 3.35m)



Shower Room

6'11" x 5'7" (2.11m x 1.70m')



Bedroom Two

11'8" x 6'11" (3.56m x 2.11m')



Lounge

13'3" x 10'11" (4.04m x 3.33m')



Allocated Parking Bay

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."

Material Information

EPC - C

Council Tax Band - B

Local Authority - Colchester City Council

Broadband Coverage - Ofcom - Ultrafast

Mobile Phone Coverage - Ofcom - Yes

Flood Risk - Very Low - .gov

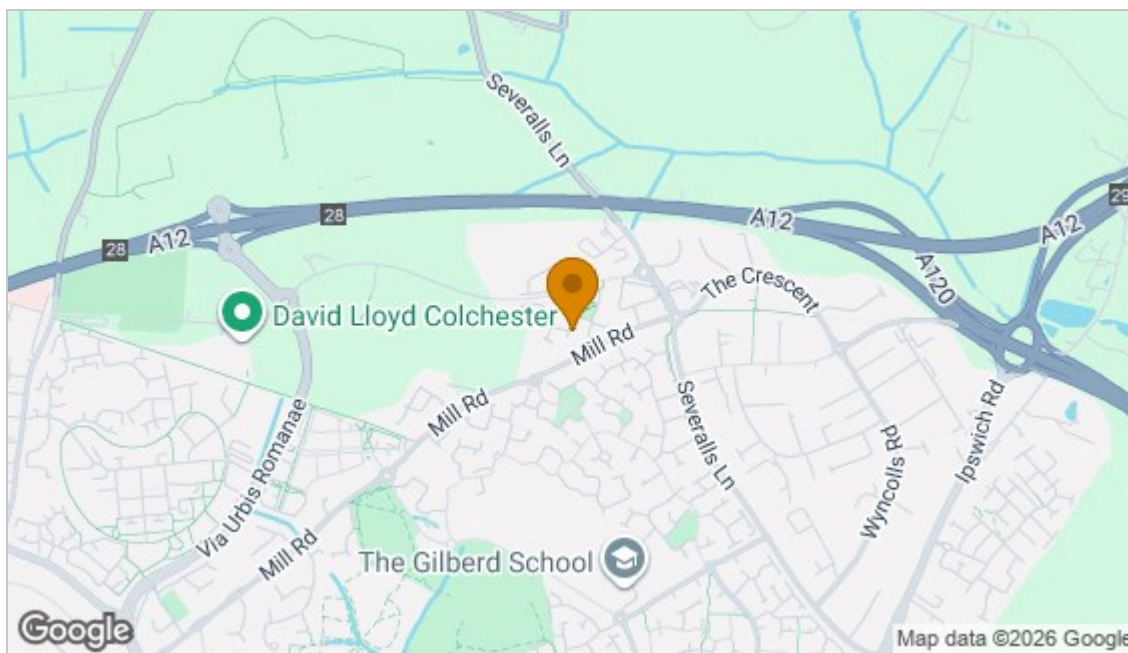
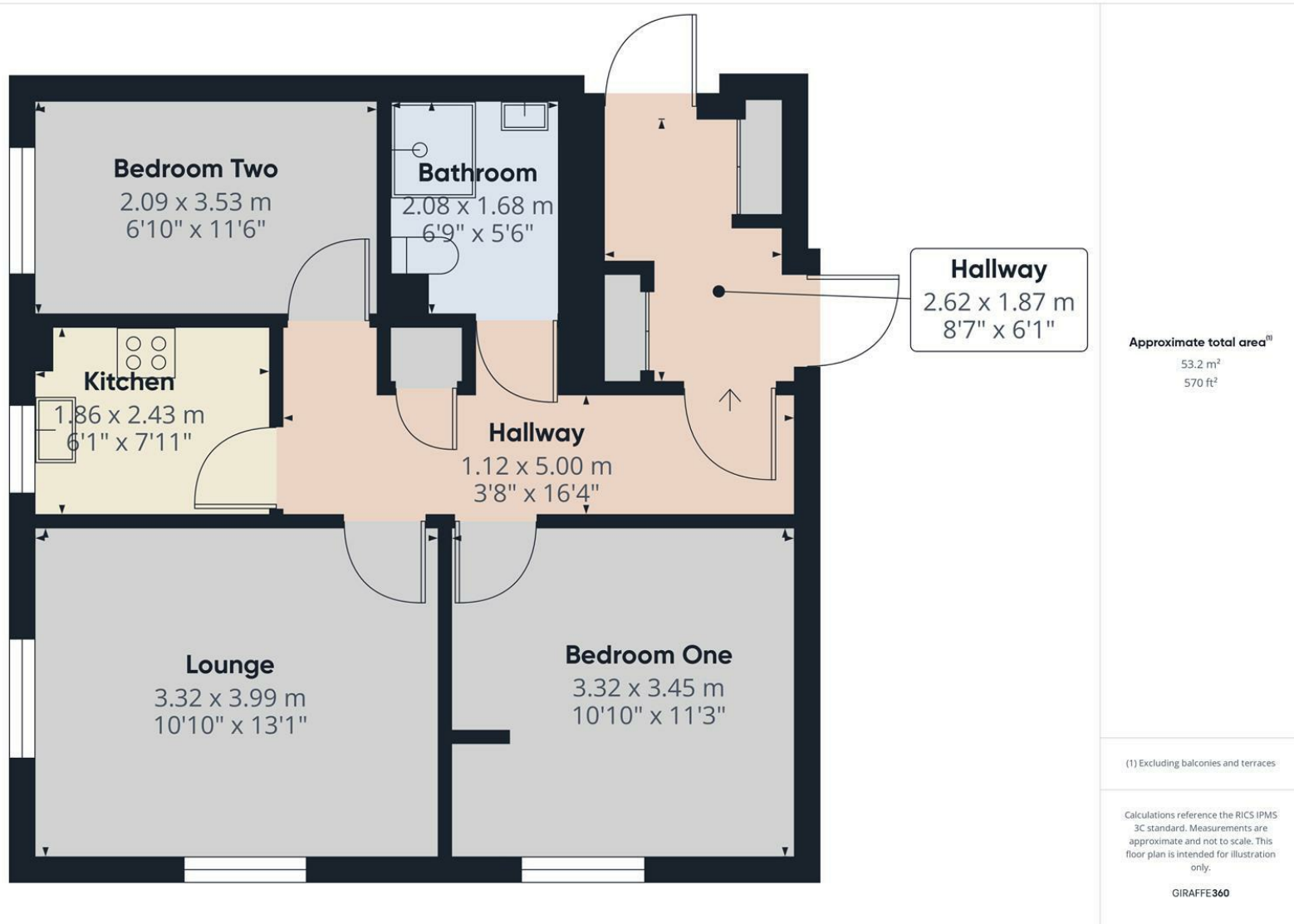
Service Charge - Last paid - £1,675.96 P.A

Ground Rent - £682.90 P.A.

Lease - 125 years on 29/06/2007, approx. 107 remaining.

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		
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		
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