



Axial Drive, Colchester, CO4 5RY

£190,000

Gallant Richardson Estate Agents bring to market this TWO BEDROOM ground floor flat residence that forms part of an extremely well sought after development set amongst establish central gardens.

Entrance to the block is via a secure entry system into a large reception where you can access lift and rear of the block to the parking area. Own entrance takes you into the flat with both bedrooms (master with en-suite) and family bathroom first then leading through to the living area with combine lounge, dining, and kitchen. Double doors onto the large balcony.

The location of the property is conveniently placed being within strolling distance of Colchester's mainline railway station that connects into London's Liverpool St. Local bus service nearby running into the city centre where a whole host of leisure, shopping, cafes, businesses, and the beautiful Castle Park can be found.

NO ON-GOING CHAIN

Reception Hall

12'2" x 3'8" (3.71m" x 1.12m")

Bathroom

7'8" x 6'9" (2.34m" x 2.06m")

Bedroom One

12'4" x 10'2" (3.76m" x 3.10m")

En Suite

8'11" x 4'10" (2.72m" x 1.47m")

Bedroom Two

10'1" x 8'3" (3.07m" x 2.51m")

Lounge/Diner/kitchen

19'7" x 16' max (5.97m" x 4.88m max)

Outside

Material Information

EPC - C

Council Tax Band - B - £1,912.86 2025/2026

Lease - From 2007 with a 150 lease term

Latest Service Charge - £1,818.00 PA - Plus - £195.21 PA

Ground Rent - 99.00 PA

Mobile Phone Coverage - Yes - via Ofcom

Broadband Coverage -Standard/Superfast/Ultrafast - via Ofcom

Flood Risk - Very Low - via .Gov.UK

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."

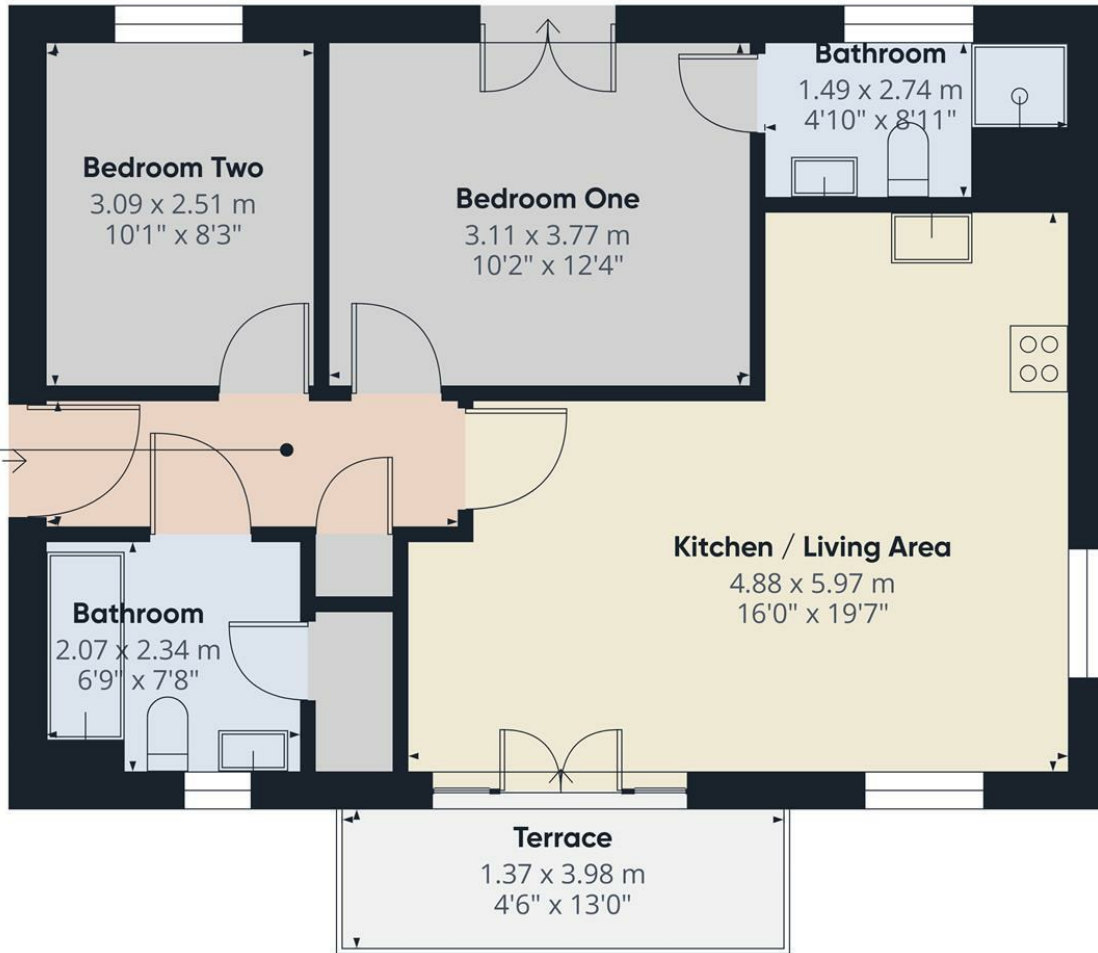
Disclaimer

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.

SELLERS CONFIRMATION:

SELLERS CONFIRMATION: I/We hereby confirm that the above details are an accurate representation of our property.

Signed.....



Approximate total area⁽¹⁾
57.7 m²
621 ft²

Balconies and terraces
5.3 m²
57 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	78	78
(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		
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