



Ipswich Road, Colchester, CO4 0XB

£115,000

Gallant Richardson Estate Agents bring to market this well presented TWO BEDROOM first floor flat that forms part of a retirement complex for the over 55's.

Residences has access to in house facilities such as communal lounge, shared gardens, guest suite, laundry room, lift to all floors, emergency pull cord system and looked after by the site manager.

The location of the site is very conveniently placed being close to two supermarkets, local store and regular running bus service. Hythe train station is under a mile away with the city centre, Castle park and leisure centre not much further.

Hall

16'2" x 5'2" max (4.93m" x 1.57m" max)



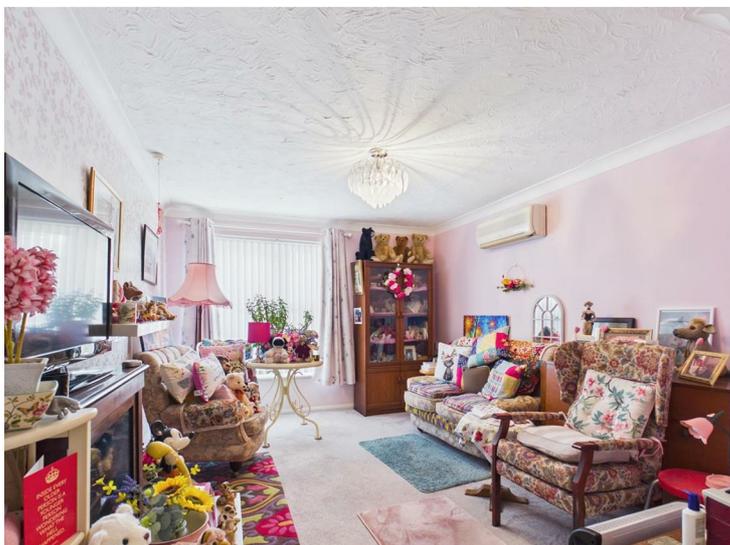
Bedroom One

12'4" x 8'8" (3.76m" x 2.64m")



Living Room

15'7" x 10'6" (4.75m" x 3.20m")



Bedroom Two

8'4" x 7'10" (2.54m" x 2.39m")



Kitchen

9'5" x 5'11" (2.87m" x 1.80m")



Bathroom

8'11" x 4'7" (2.72m" x 1.40m")



Grounds

Material Information

EPC - B - Valid until - 30/04/2035

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

Local Authority - Colchester City Council

Broadband Coverage - via Ofcom - Standard/Superfast

Mobile Phone Coverage - via Ofcom - Yes

Lease - 125 years from 1 April 1988 - Approx. 87 years remaining.

latest service Charge - £3,700.00 P.A. Inc. Building Insurance and water charges.

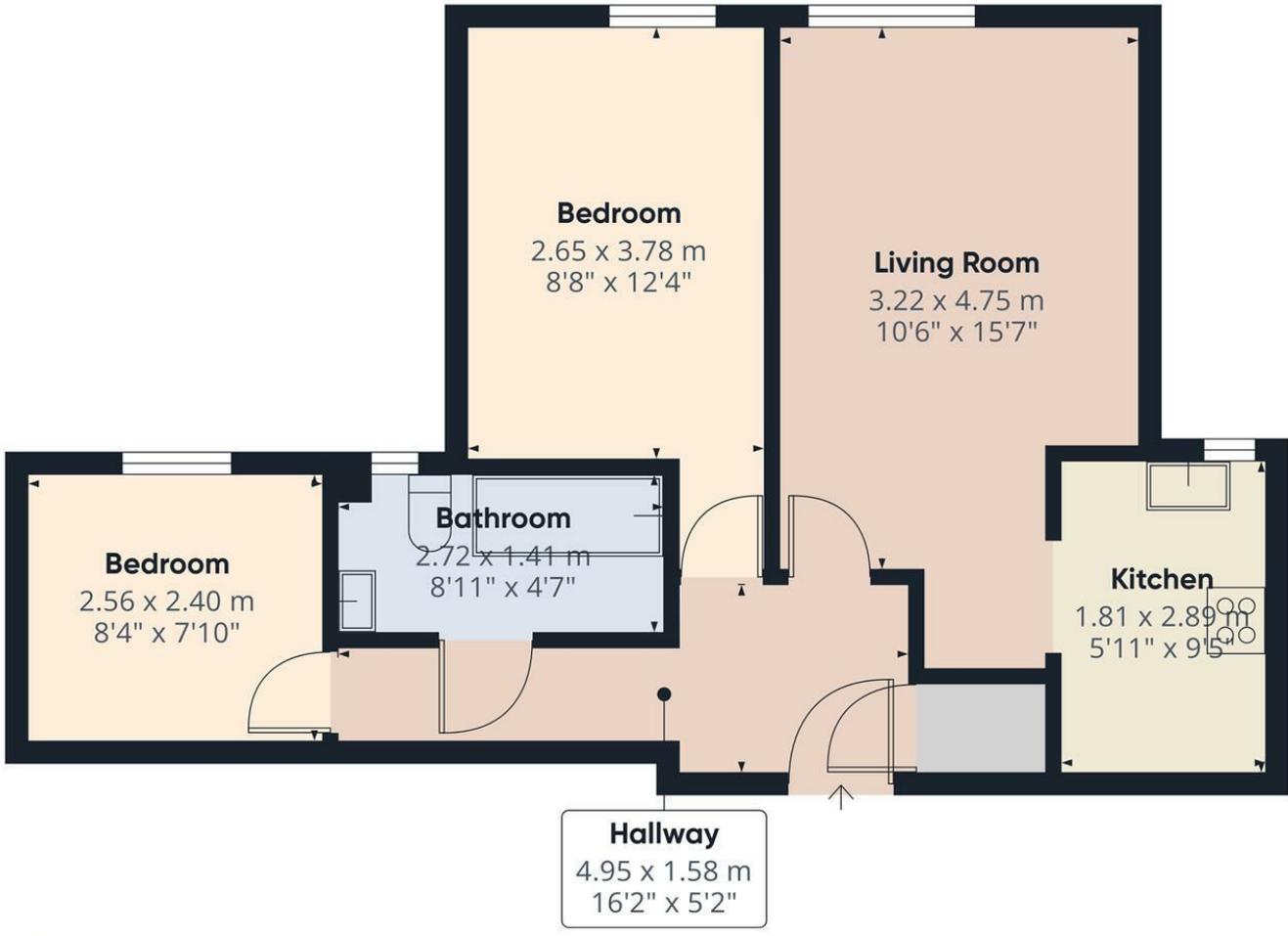
It is a mandatory requirement for Sales and Letting agents to be part of a redress scheme, we are members of TPO (The Property Ombudsman), a government approved redress scheme.

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.

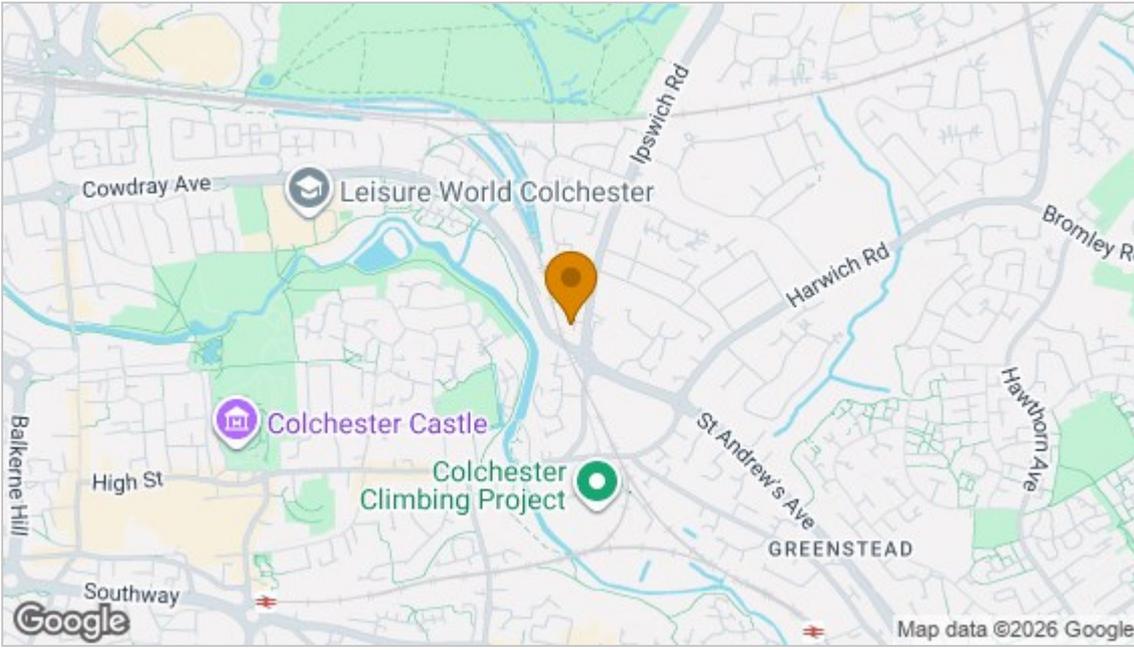


Approximate total area⁽¹⁾
48.1 m²
518 ft²

(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		
	84	86
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		
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(21-38) F		
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