



Wellesley Road, Colchester, CO3 3HE

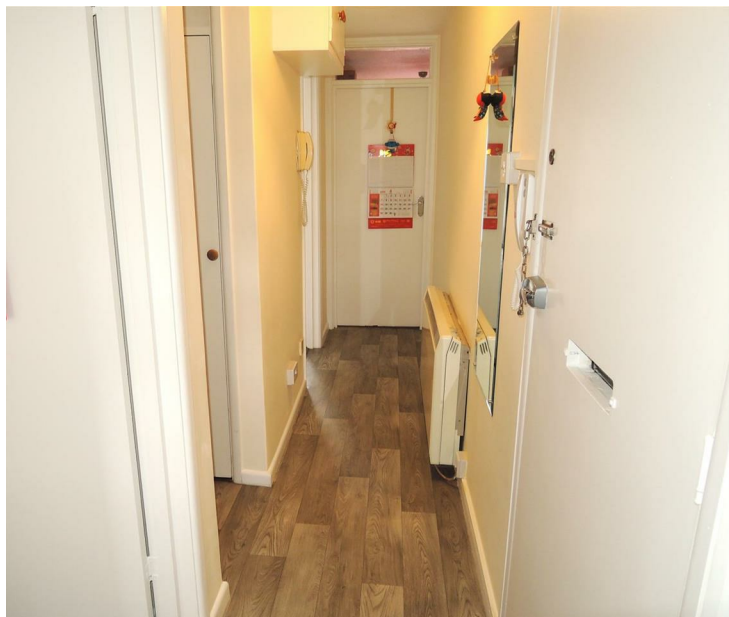
Price £150,000

Offered for sale with NO ONWARD CHAIN, Gallant Richardson are able to bring to the market this two bedroom, purpose built first floor flat. Located in the sought after Lexden suburb of Colchester, the property is located ideally for access to the city centre with the popular Crouch Street shopping avenue close by offering restaurants, coffee shops and boutiques, in addition Wellesley Road is ideally located to access the well-reputed local schooling including Colchester Grammar School and Colchester High School. The property is offered for sale with no forward chain and could suit buyers looking for a speedy purchase.

Communal Entrance

With intercom system leading to communal entrance hall with further access to the rear communal garden and parking.

Reception Hall:



Storage heater, airing cupboard housing lagged copper cylinder with dual immersion heaters door to:

Lounge:

19'0" x 9'10" (5.80 x 3.00)



With full height double glazed bay window overlooking Wellesley Road, storage heater.

Kitchen:

10'10" x 6'4" (3.32 x 1.94)



Comprising of worksurfaces with cupboards and drawers under and eye level units, single bowl stainless steel sink unit, plumbing for washing machine, electric cooker point, part tiling to walls, double glazed window to front.

Bedroom One:

12'8" x 9'10" (3.87 x 3.02)



double glazed window to rear, storage heater, built in wardrobes.

Bedroom Two:

9'1" x 7'0" (2.77 x 2.15)



Double glazed window to rear, wall mounted electric heater.

Bathroom:

6'11" x 5'9" (2.13 x 1.77)



A white three piece suite comprising of panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level W.C. extractor fan, heated electric towel rail.

Communal Garden



Immediately to the rear of Wellesley House is a communal garden area mostly laid to lawn. accessing the communal parking spaces.

Communal Parking



Beyond the garden is the communal parking area. Spaces are not allocated.

Lease:

Lease Length: 105 Years

No Ground Rent

Service Charge: £2601.16 PA

Council Tax Band 'B'

AML Legislation

We are required by law to conduct anti-money laundering checks on all those 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 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, directly to Lifetime Legal, in advance of us issuing a memorandum of sale and is non-refundable. We will receive

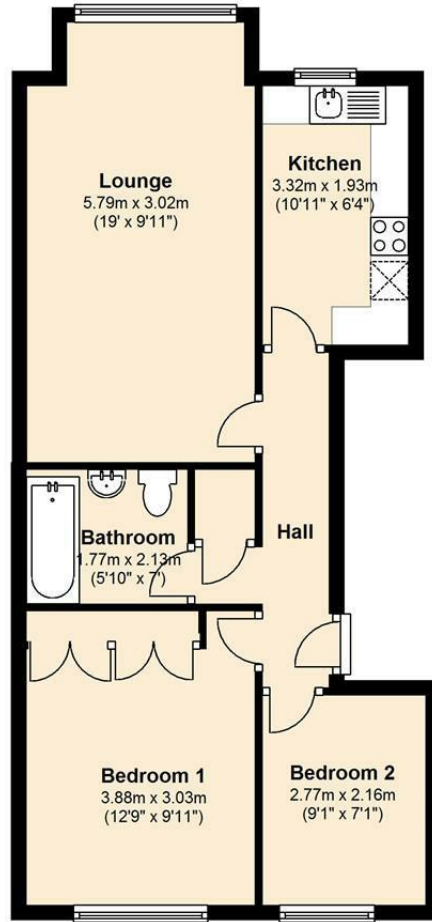
some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks

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.

Ground Floor

Approx. 51.8 sq. metres (558.0 sq. feet)



Total area: approx. 51.8 sq. metres (558.0 sq. feet)

Plans are provided for identification purposes only are not guaranteed for scale and no liability on the part of Greenhouse property solutions is accepted.
Plan produced using PlanUp.



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		78	84
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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Not environmentally friendly - higher CO ₂ emissions			
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