



Nicholsons Grove, Colchester, CO1 2XS

Asking price £155,000

IDEAL INVESTMENT PURCHASE. TWO BEDROOM PURPOSE BUILT FLAT WITH LONG LEASE and a long standing, reliable tenant in residence with GUARANTEED RENT available. However, vacant possession is available also making this an ideal first purchase. The current owners have fitted Replacement PVCu double glazing and there is an undercover car port. Nicholsons Grove is located adjacent to the vibrant Colchester City Centre with its range of shopping facilities, eateries and the popular Mercury Theatre. Colchester offers fast Train services into London's Liverpool Street in less than 50 minutes as well as good access to the coast and A12.

Entrance:

Shared secure entrance door serving only two properties with stairs ascending to first floor and further private door to:

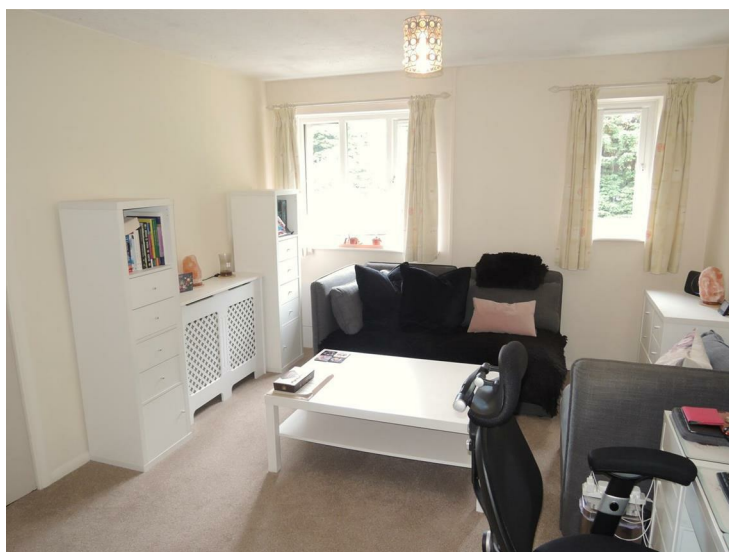
Reception Hall:



A large reception hall with airing cupboard housing lagged copper cylinder with immersion heater, door to:

Lounge:

14'8" x 11'1" (4.48 x 3.40)



Two double glazed windows to front, storage heater, door to:

Kitchen:

14'8" x 6'0" (4.48 x 1.84)



Comprising worksurfaces with cupboards and drawers under and eye level storage units, inset single bowl stainless steel sink unit with mixer tap, inset four ring electric hob with oven beneath and extractor over, tiling to walls, plumbing for washing machine, wall mounted electric fan heater, double glazed window to front.

Bedroom One:

11'6" x 10'0" (3.51 x 3.07)



Two double glazed windows to rear, wall mounted electric heater.

Bedroom Two:

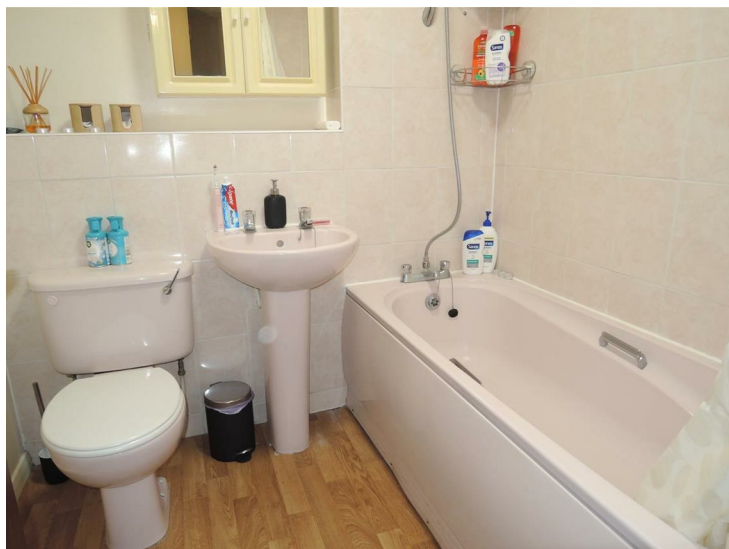
13'5" x 7'3" (4.11 x 2.23)



Double glazed window to rear, wall mounted electric heater.

Bathroom:

7'3" x 6'2" (2.21 x 1.90)



Three piece suite comprising of a panelled bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled W.C. part tiling to walls, wall mounted electric fan heater, extractor fan.

Car Port:

16'4" x 8'2" (5.00 x 2.50)



Integral coach house style carport providing off road parking for one vehicle.

Lease:

Lease Length: 999 Years Commencing 01/01/1980. 955 Years remaining

Ground Rent: £0.00

Service Charge: £670.00 P.A.

Council Tax: Band 'B'

Tenancy:

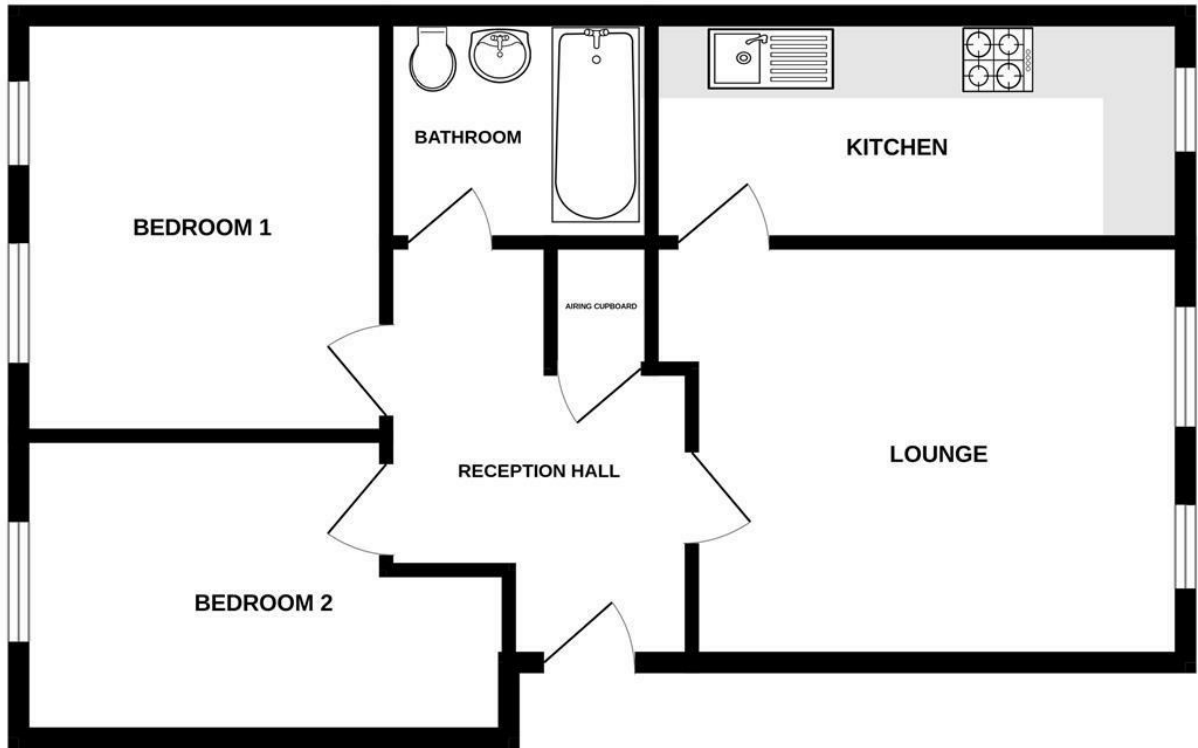
The property is currently let to a long standing, reliable tenant, at £750.00 pcm until 1st September 2024. Two months notice can be served if vacant possession is required. The tenant advises that it would be their preference to continue a tenancy.

Should the buyer choose to use Gallant Richardson to continue managing the property, a Rent Guarantee is in place.

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.

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
	66	74
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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Not environmentally friendly - higher CO ₂ emissions		
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