



Londinium Road, Colchester, CO2 7NU

£230,000

TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT close to Abbey Gate within easy walking distance of Colchester City Centre and Colchester Town Station. The spacious accommodation consists of large open plan living / dining / cooking space which offers space enough for separate sitting and dining areas plus a well equipped fitted kitchen with a built-in gas hob and electric oven plus integrated fridge freezer, washer/dryer and dishwasher. There is an ensuite shower room to the main bedroom, a family bathroom with a shower over the bath tub, gas central heating and allocated parking.

Entrance Hall

13'5" x 3'10" (4.10 x 1.18)



Entryphone, radiator, access to all rooms

Bedroom One

12'4" x 10'3" (3.77 x 3.14)



Full length, double glazed, feature window to the rear, radiator

Open Plan Living / Dining / Kitchen

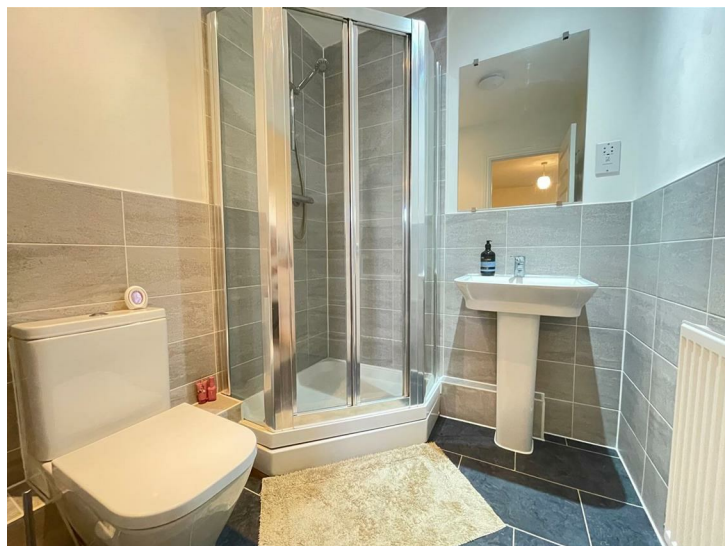
19'5" x 19'2" (5.92 x 5.85)



Two full length, double glazed feature windows to the front, two radiators, large built-in cupboard housing hot water cylinder. The kitchen is fitted with a range of floor and wall mounted units with a built-in electric oven and gas hob with extractor hood over. Integrated fridge freezer, dishwasher and washer/dryer. Wall mounted "Ideal Logic" gas boiler housed in wall unit. Amtico style, wood effect flooring.

En-Suite

5'11" x 5'9" (1.82 x 1.76)



Corner tiled shower cubicle with glass doors, pedestal wash basin and low level WC, radiator, extractor fan, inset LED downlighters, Amtico style flooring.

Bedroom Two

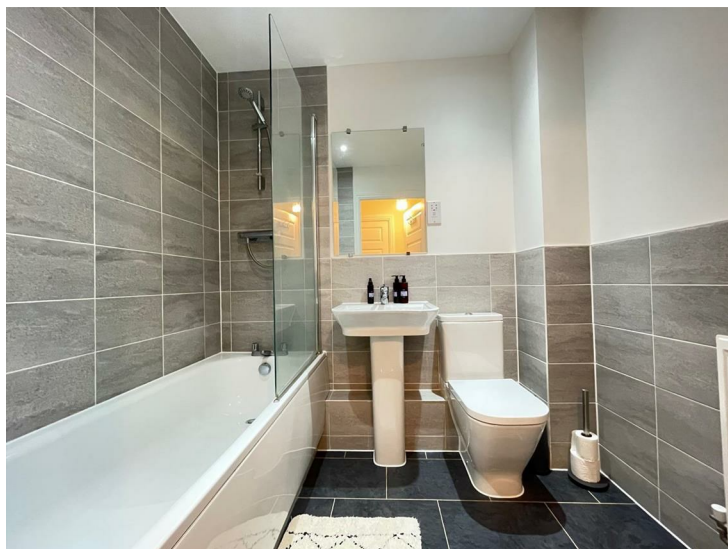
12'4" x 8'11" (3.77 x 2.72)



Full length, double glazed, feature window to the rear, radiator

Family Bathroom

7'0" x 5'6" (2.15 x 1.69)



Panel bath with shower over and glass shower screen, pedestal wash basin and low level WC, radiator extractor fan, inset LED downlighters, Amtico style flooring

Parking

There is one allocated parking space located to the rear of the building plus there is one visitors parking space.

LEASE

The property is leasehold with a 125 year lease from 1st January 2016.

116 + years remaining.

Service Charge currently £1590.00 PA

Ground Rent £250.00 PA

There is an upward review clause of the ground rent which takes affect on the 10th anniversary of the inception of the lease and on each 10th anniversary thereafter linked to the retail prices index (RPI).

MATERIAL INFORMATION

Colchester City Council.

Council Tax Band B.

Mains electricity, gas, water and drainage / sewerage are all connected.

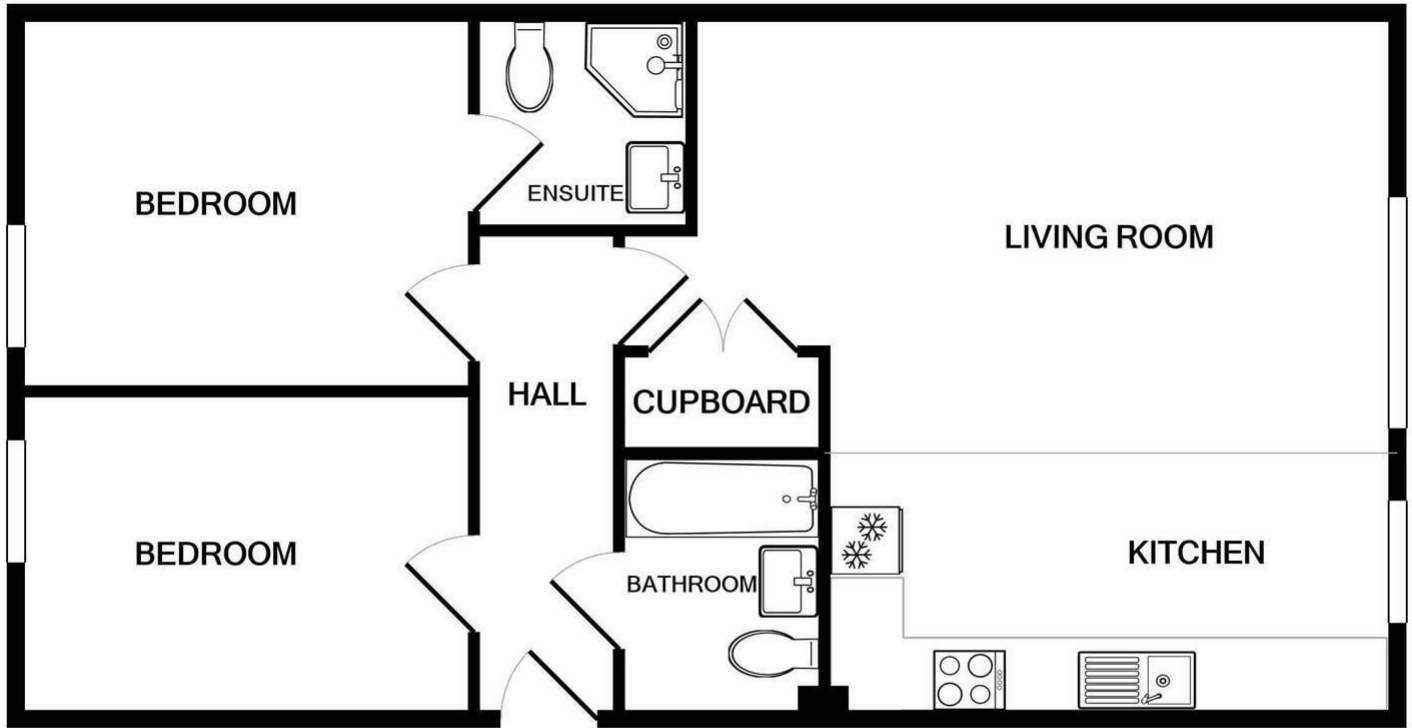
We believe normal broadband is available via a BT Openreach line or via cable with Virgin Media, please check:

<https://www.broadbandspeedchecker.co.uk/broadband-speed-in-my-area.html>

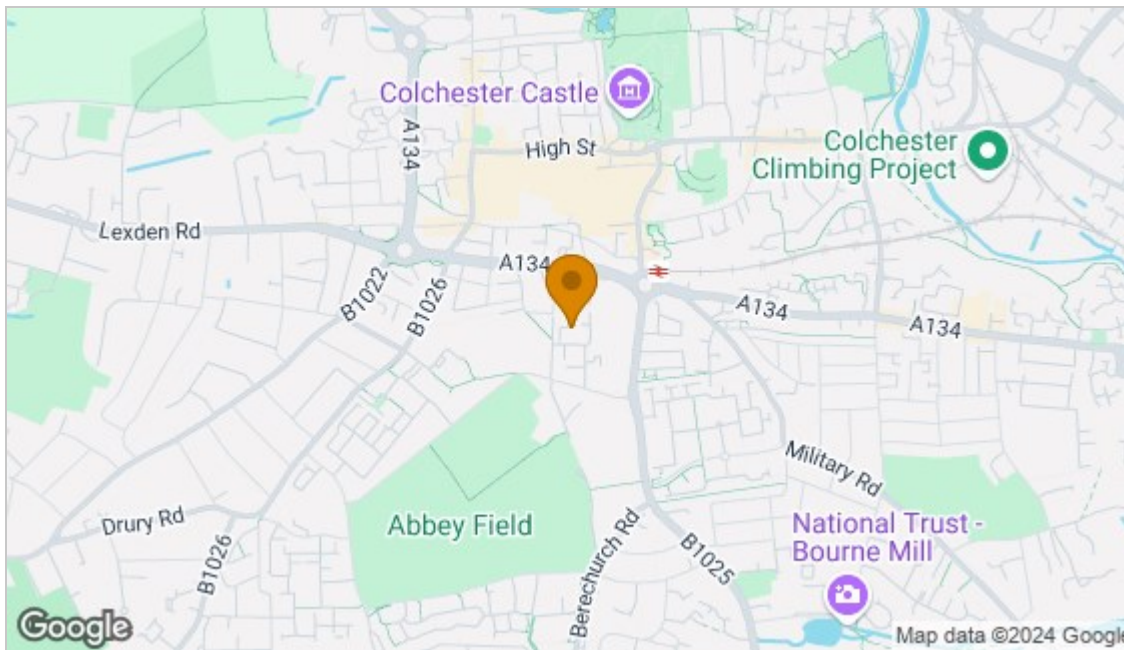
We believe normal mobile phone coverage is available but please check with your supplier.

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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	84	84
(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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