



Ash Way, Colchester, CO3 9FN

Price £200,000

Gallant Richardson bring to market this, in our opinion very well appointed TWO BEDROOM ground floor maisonette residing within a lovely apartment complex just on the west side of the town that has good road access to the A12 and into the city centre where a whole host of facilities such as shops, leisure outlets and railway station. Bus service very close to hand along with local general store/petrol station.

VIEWING ADVISED!

Double Glazed Entrance Door:

Reception Hall:



Large built in storage cupboard, radiator, door to:

Lounge:

14'9" x 11'1" (4.52 x 3.38)



Double glazed window looking onto garden, radiator, door to:

Kitchen:

11'6" x 5'10" (3.52 x 1.79)



Comprising work surface with cupboards and drawers under and matching eye level units, inset four ring electric hob, oven to be removed and extractor over, inset single bowl stainless steel sink unit with mixer tap, part tiling to walls, wall mounted gas fired combination boiler, plumbing and space for washing machine, plumbing for dishwasher, double glazed window to rear.

Bedroom One:

11'1" x 11'1" (3.39 x 3.38)



Double glazed window to front, radiator.

Bedroom Two:

9'5" x 7'1" (2.89 x 2.16)



Double glazed window to rear, radiator.

Bathroom:

6'5" x 5'11" (1.96 x 1.82)



White three piece suite comprising panelled bath with mixer tap, pedestal wash hand basin, low level flush W.C. part tiling to walls, chrome ladder style heated towel rail.

Outside

To the front of the property there is a good sized garden area being mainly laid to lawn and is shared with the first floor maisonette only, and further shared garden to the immediate rear. Both being predominantly laid to lawn with some mature planting. The property also comes with the added and unusual benefit of two allocated parking spaces.

Leasehold

Lease: Commencing December 1994 for 125 years

Ground Rent: £200.00 P.A.

Maintenance: £1362.00 P.A.

Council Tax Band: B

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.

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."

Material Facts

Colchester City Council

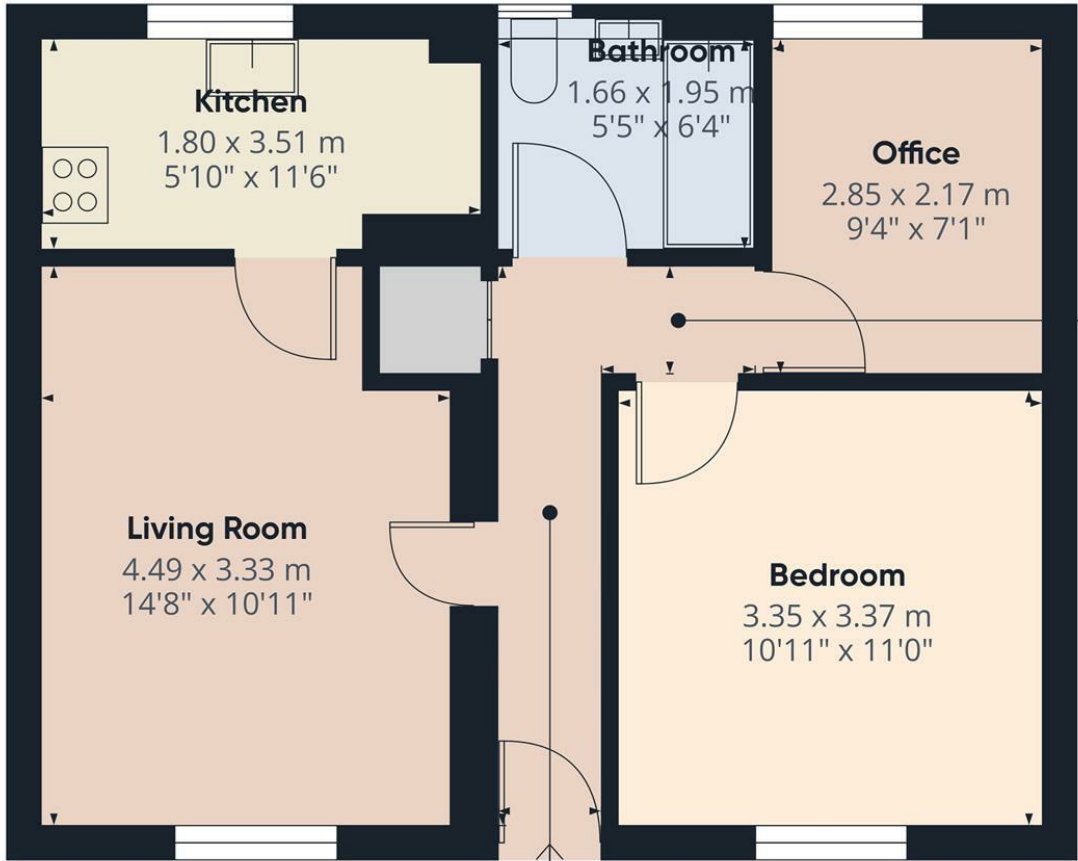
Council Tax Band: B

Standard concrete / brick faced construction with tiled roof.

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

Broadband Coverage - Yes

Mobile Phone Coverage - Yes



Hallway
4.48 x 0.89 m
14'8" x 2'10"

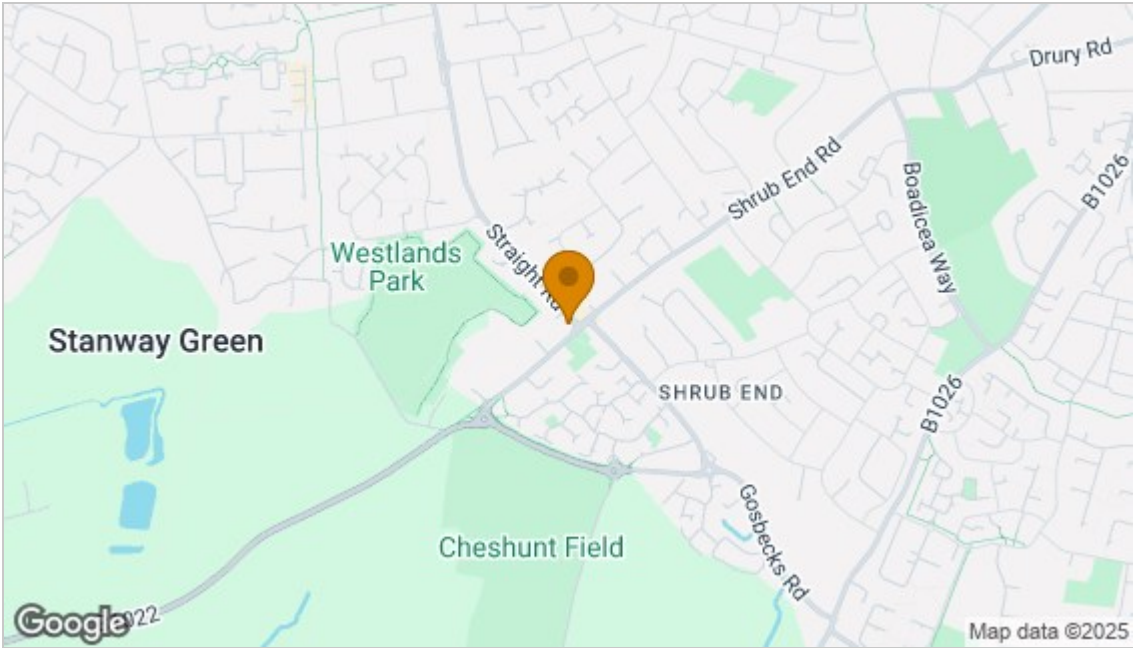
Hallway
0.93 x 1.24 m
3'0" x 4'0"

Approximate total area⁽¹⁾
47.2 m²
509 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		
	69	76
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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