



Bloyes Mews, Colchester, CO1 1AP

Price £170,000

Gallant Richardson Estate Agents bring to market this TWO BEDROOM first floor flat residing most conveniently to access a whole host of facilities, such as mainline train station, general hospital, leisure centre, supermarket, bus service and only being an approximate mile from the city centre, what more could you ask for, thus making this a great home or rental prospect.

The accommodation starts by entering the block via secure entry system going to the first floor where the flat is positioned, reception hall, two bedrooms, bathroom with Jack and Jill entry, lounge, and kitchen. Outside we have communal grounds and allocated parking.

Communal Entrance:

With intercom system leading into hall space and stairs leading to:

Entrance Hall

Overnight storage heater, built in storage cupboard, separate airing cupboard housing hot water heating unit, doors to:

Lounge:

14'10" x 11'3" (4.54 x 3.43)

Double glazed French doors leading to Juliet balcony looking across the rear gardens, wall mounted panel heater, overnight storage heater, inset spotlights, open plan style walkthrough to:

Kitchen:

11'3" x 7'6" (3.44 x 2.29)

Comprising worksurfaces with cupboards and drawers under and matching eye level units, inset one and a half bowl stainless steel sink unit with mixer tap, plumbing for washing machine, freestanding Belling range style cooker with ceramic hob and double oven, extractor over, part tiling to walls, inset spotlights.

Bedroom One:

12'7" x 9'4" (3.85 x 2.86)

Double glazed window to rear, wall mounted panel heater, built in wardrobe, door to 'Jack and Jill' bathroom.

Bedroom Two:

9'0" x 6'5" (2.76 x 1.97)

Double glazed window to rear, wall mounted panel heater.

Jack and Jill Bathroom:

8'10" x 7'1" (2.71 x 2.18)

A white four piece suite with independent shower cubicle, panelled bath with mixer taps, pedestal wash hand basin, low level flush W.C. part tiling to walls, inset spot lights, wall mounted fan heater, heated towel rail, extractor fan.

Outside:

To the front of the property is an allocated parking space. To the rear is a good size communal garden, closed in to three sides and laid to grass

Material Information

EPC - B - Valid until 07.03.2033

Council Tax Band - B - £1,673.75 - 2025/2026

Service Charge - last. £1,623.06

Ground Rent - £150.00 PA to increase 2028 - It will go up by £150 to £300.

increases by £150 every 25 years.

Lease - 125 Years from 01.08.2003

Mobile Phone Coverage - Yes - Ofcom

Broadband Coverage - Yes - Ofcom

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.

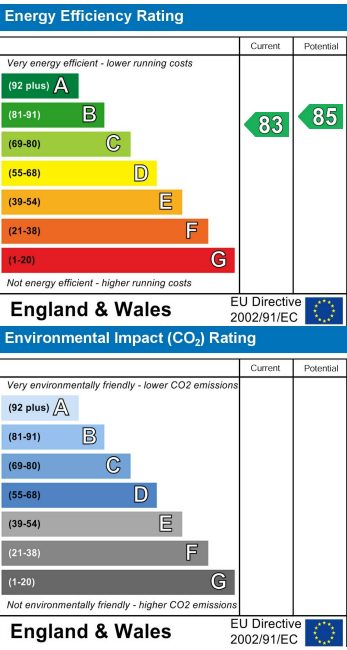


Approximate total area⁽¹⁾
51.7 m²
556 ft²

(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.

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