



The Old Rectory, Station Road

Marks Tey, CO6 1EE

Price £175,000 Leasehold

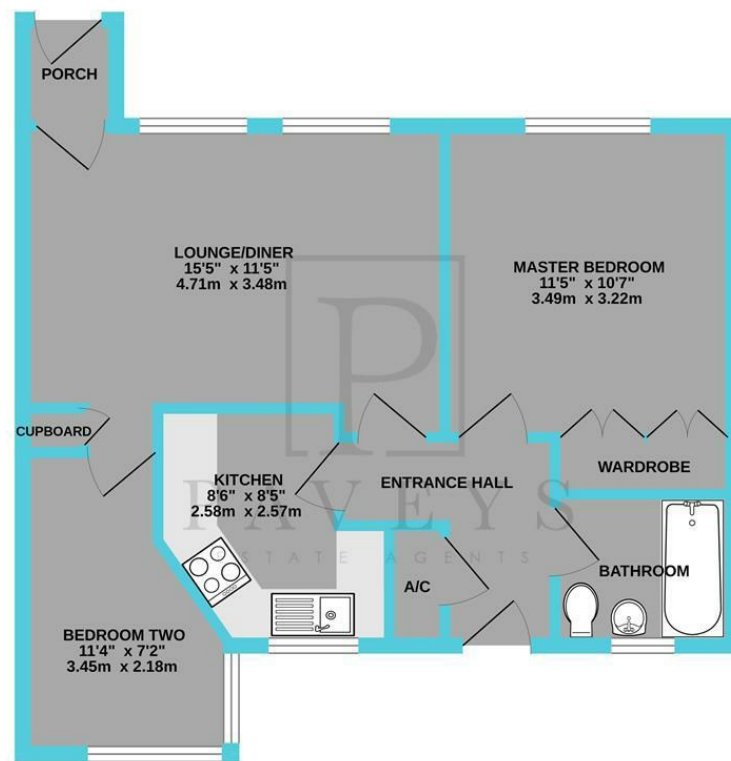


PAVEYS
ESTATE AGENTS

NO ONWARD CHAIN. Paveys have the pleasure in offering for sale this CHARACTER TWO BEDROOM GROUND FLOOR APARTMENT occupying a prime location within a minute's walk of Marks Tey Mainline Railway Station with services to London Liverpool Street and within easy access to the A12. This converted property forms part of the historic OLD RECTORY and is filled with many original features along with a lounge diner, kitchen, two bedrooms and bathroom. The property is set in established communal gardens with its own private entrance door and two allocated parking spaces one of which is covered by a carport. Marks Tey is located just off of the A12 and is approximately 6 miles from the shops, schools and amenities in Colchester. The village benefits from a convenience store, fish & chip shop, pharmacy, village hall, established football club, children's play park and skate park. We have keys to view! Call Paveys to arrange your appointment!



GROUND FLOOR



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	76		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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 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 here have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropax ©2023

ENTRANCE HALL

Glazed entrance door to front aspect leading to Entrance Hall, laminate flooring, coved ceiling, built in airing cupboard, night storage heater.

LOUNGE DINER 15'5 x 11'5 (4.70m x 3.48m)

Two double glazed sash windows to rear, door to rear porch, laminate flooring, coved ceiling, fire surround, built in cupboard, night storage heater.

KITCHEN 8'6 x 8'5 (2.59m x 2.57m)

Over and under counter units, work tops, inset sink and drainer with mixer tap. Built in oven and ceramic hob with extractor over, space and plumbing for washing machine, space for under counter fridge. Double glazed sash window to front, laminate flooring coved ceiling, part tiled walls.

MASTER BEDROOM 11'5 x 10'7 (3.48m x 3.23m)

Double glazed sash window to rear, laminate flooring, coved ceiling, built in double wardrobes, night storage heater.

BEDROOM TWO 11'4 x 7'2 (3.45m x 2.18m)

Double glazed sash windows to rear and side aspects, laminate flooring, coved ceiling, night storage heater.

BATHROOM

White suite comprising low level WC, pedestal wash hand basin and bath with shower and screen over. Double glazed sash window to front, laminate flooring, coved ceiling, fully tiled walls.

REAR PORCH

Hardwood entrance door, door to Lounge Diner.

CARPOR & PARKING

The property has the benefit of two allocated parking spaces, with one space being covered by a carport.

COMMUNAL GARDENS

Established communal gardens, laid to lawn with mature plants, trees and shrubs.

LEASE & CHARGES INFORMATION

The property has the benefit of a 125 year Lease granted from 12th March 2019.

The Service Charge is £150 per month.

The Ground Rent is £250 per annum.

IMPORTANT INFORMATION

Council Tax Band: B

Tenure: Leasehold

Energy Performance Certificate (EPC) rating: D

The property is connected to electric, gas, mains water and sewerage.

LEASE DISCLAIMER

It is up to any interested party to satisfy themselves of all the relevant Lease details with their legal representative before incurring any expenditure.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.