



GAME ESTATES

PROPERTY SALES & LETTINGS

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2 Queens Court
East Road
West Mersea
Essex
CO5 8RY

£160,000



Ground Floor Apartment

One Double Bedroom

Lounge with doors leading to south facing communal garden

Close to shops and bus stop

Gas Central Heating

EPC Rating: D

Chain Free

Game Estates are delighted to offer this one bedroom ground floor apartment with patio doors onto a south facing communal garden, allocated parking space, close to shops and bus stop, some redecoration required.

Property Misdescriptions Act - The seller has agreed that these particulars are correct and accurate description of their property.

Photographs for guidance purposes only. Any contents, fixtures and fittings shown in the photographs are not included unless otherwise specified.

- **Hall**

Telephone point, Electric storage heater and doors leading to the accommodation.

- **Lounge**

17' 4" x 11' 11" (5.28m x 3.63m)

With coved and textured ceiling, power points, tv point, French doors to the rear of the property affording views of the communal garden, highline window to the side of the property, door leading into the kitchen.

- **Kitchen**

9' 10" x 7' 9" (3.00m x 2.36m)

With textured ceiling, matching eye and base level units, rolled edge work surface with inset stainless steel sink, tiled splash back, cooker, fridge/freezer and washing machine, airing cupboard, storage cupboard.

- **Bathroom**

With textured ceiling, bath with glass shower screen, pedestal hand basin, close coupled WC, extractor fan, part tiled.

- **Bedroom 1**

13' 8" x 10' 11" (4.17m x 3.33m)

With textured ceiling, power point, window to the side of the property, electric storage heater.

- **Council Tax Band: A**

- **64 year lease remaining**

Energy performance certificate (EPC)

FLAT 2
QUEENS COURT
EAST ROAD
COLCHESTER
CO5 8EB

Energy rating

D

Valid until: 29 June 2031

Certificate number: 0390-2971-5060-2529-1775

Property type

Ground-floor flat

Total floor area

48 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

