

Address

Source: HM Land Registry

**96 Forest Road****Colchester****Essex****CO4 3RA**UPRN: **100090451990**

EPC

**Energy Performance Certificate**

We checked, and no Energy Performance Certificate was found for this property. We'll keep retrying so when one is registered, we'll fetch it.

NTS Part A

Guide price

**£175,000**

Tenure

Source: HM Land Registry

**Leasehold**

Absolute Leasehold

Tenure marketed as: **Leasehold**

Local council

Source: Valuation Office Agency

Council Tax band: **A**

Lease length

Source: HM Land Registry

**95 years remaining**

Started in 1994 with a lease of 125 years

Ground rent

Provided by vendor

**£10 a year**

Not subject to increase

Service charge

**£200 a year**

NTS Part B

Rooms

Bedrooms: **2**Bathrooms: **1**Receptions: **1**

Construction

**Standard construction**

Property type

 **End-terrace, Maisonette**

Number of floors: **1**

Has lift: **No**

Over commercial premises: **No**

Floorplan: **To be provided**

Parking

 **On Street**

Electricity

 **Connected to mains electricity**

Water and drainage

 **Connected to mains water supply**

Mains surface water drainage: **Yes**

Sewerage: **Connected to mains sewerage**

Heating

 **Central heating, Mains gas**

Heating features: **Double glazing**




Broadband

Source: Ofcom

 **The property has Ultrafast broadband available.**


The connection type is "FTTP (Fibre to the Premises)".









These are the fastest estimated speeds predicted in this area provided Ofcom. Actual service availability at a property or speeds received may differ.

	HIGHEST DOWNLOAD	HIGHEST UPLOAD	AVAILABIL
Standard	8 Mb	0.9 Mb	
Superfast	76 Mb	20 Mb	
Ultrafast	1000 Mb	100 Mb	

Mobile coverage

Source: Ofcom

 Actual services available may be different (data provided by Ofcom).

 EE	Great	
 O2	Great	
 Three	Great	
 Vodafone	Great	

NTS Part C

Building safety issues

 **No**

Restrictions

Source: HM Land Registry

 **Title EX505500 contains restrictions or restrictive covenants.**

Here is a summary but a property lawyer can advise further: - A restriction stating that when one owner wants to transfer ownership or mortgage the property, it cannot proceed without a court order unless both owners agree.

Rights and easements

 **Title EX505500 contains beneficial rights or easements.**

Here is a summary but a property lawyer can advise further:- The property benefits from rights and easements as specified in Part V of the Housing Act 1985 and includes legal easements granted by the lease.

Public right of way through and/or across your house, buildings or land:

No

Flood risk

 **Yes**

River and sea flooding risk: Very Low; Surface water flooding risk: Medium; Reservoir flooding risk: Not at risk; Groundwater flooding risk: Unlikely

History of flooding

No history of flooding has been reported.

Coastal erosion risk

 **No**

Planning and development

 **No**

Listing and conservation

 **No**

Accessibility

 **None**

Coalfield or mining

 **No coal mining risk identified**

A mining risk (other than coal mining) has been identified

A potential non-coal mining risk has been identified (landslide hazard) - a detailed search report can help to determine the impact.



Moverly has certified this data

Accurate as of 3 Oct 2024

The data is aggregated from variety of sources including HM Land Registry, GOV.UK and is accurate at the time of this certificate.

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