



Rayleigh Close, Colchester CO4 0AT

welcome to

Rayleigh Close, Colchester

This excellent **GROUND FLOOR MAISONETTE** provides **SPACIOUS ACCOMMODATION** with **GARDENS TO THE FRONT, SIDE AND REAR**. Situated in a **POPULAR CUL-DE-SAC** the property is convenient for **VARIOUS SHOPS**, local schools and **A12/A120**.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance

The property is entered via the part obscure double glazed side door leading to:

Hallway

Built-in under-stairs cupboard (housing the gas and electric meters), radiator and doors leading to;

Bedroom One

15' x 11' 8" max (4.57m x 3.56m max)

Double glazed window to the front aspect and a radiator.

Bedroom Two

11' 9" x 9' (3.58m x 2.74m)

Double glazed window to the front aspect and a radiator.

Bathroom

Obscure double glazed window to the side aspect, enclosed panel bath with mixer tap, wash hand basin, radiator and part tiled walls.

Separate Wc

Obscure double glazed window to the side aspect, low level WC and a radiator.

Lounge

16' 9" x 12' 5" max (5.11m x 3.78m max)

Double glazed French style doors opening onto the rear garden, double glazed window to the rear aspect and a radiator.

Kitchen

8' 6" x 8' 5" max (2.59m x 2.57m max)

Part obscure double glazed door to the side garden area, double glazed window to the rear aspect, single sink and drainer with mixer tap, wall and floor mounted cupboards and drawers, gas cooker point, plumbing for a washing machine, built-in cupboard (housing the 'Glow Worm' boiler) and part tiled walls.

Front, Side And Rear Gardens

The front and rear garden areas are mainly laid to lawn with a wooden shed to the rear. The side garden area is mainly paved.

Allocated Parking

There is an allocated parking space providing off road parking situated in the shared parking area adjacent to the property.

Agents Notes

Please note:-

The vendor has advised the following:-

1. The lease extension for 125 years is an estimated cost of £32,900 with additional cost & charges.
2. The lease extension for 99 years is an estimated cost of £30,400 with additional cost & charges.

THESE ESTIMATES WERE ISSUED ON THE 10TH NOVEMBER 2020 & 11TH NOVEMBER 2020 AND ARE SUBJECT TO CHANGE.

(The estimates have been provided by the vendor of the property, not William h brown).

For further information about the costs & charges please contact the branch.



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Rayleigh Close, Colchester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedroom Ground Floor Maisonette
- 45 Years Remaining on the Lease (Dec 2020)

Tenure: Leasehold EPC Rating: C

guide price

£105,000



Please note the marker reflects the postcode not the actual property

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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
CSJ107225 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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