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Chinook, Highwoods, Colchester, CO4 9XS

Price £120,000

LANDLORD INVESTORS ONLY. 999 YEAR LEASE WITH PEPPERCORN GROUND RENT. A purpose built, ground floor, one bedroom maisonette with a reliable, long standing tenant, at a rental £740.00pcm. An ongoing Rent Guarantee is available on this property with continued management by Gallant Richardson. The property is situated on the popular Highwoods residential development with easy access to the A12 and Colchester Business Park and within walking distance of Tesco and local shops and amenities. NO ONWARD CHAIN

Entrance Hall
To reception hall with doors leading to:

Cloakroom



Large separate cloakroom off of hallway with low level flush W.C. wall mounted wash hand basin, Double glazed window to front, extractor, wall mounted fan heater.

Lounge:
12'6" x 9'3" (3.82 x 2.84)



Double glazed window to front, storage heater, open plan access to:

Kitchen:
7'8" x 5'11" (2.36 x 1.82)



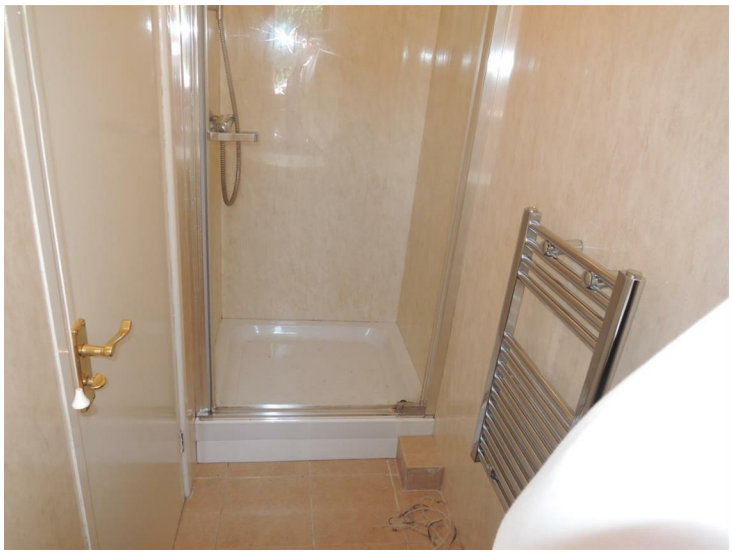
Comprising work surfaces with cupboards and drawers under and eye level units, inset single bowl stainless steel sink unit with mixer tap, tiled splashbacks, extractor fan, electric cooker point.

Bedroom:
12'6" x 9'3" (3.82 x 2.84)



'L'shaped, double glazed window to rear, airing cupboard housing lagged copper cylinder and immersion heater.

En Suite Shower Room:
7'10" x 2'11" (2.39 x 0.90)



Shower cubicle with glazed door, pedestal wash hand basin, extractor fan , wall mounted electric fan heater, chrome ladder style heated towel rail, tiled floor.

Outside:
To the front of this property there is communal parking.

Tenancy Details:
The property is currently let at a reliable, long standing tenant, at a rental £740.00pcm. an ongoing Rent Guarantee is available on this property with continued management by Gallant Richardson.

Lease:
Long Lease from 01 January 1991 for 999 years

965 years remaining.

No ground rent (peppercorn)

Maintenance: Currently (2025) £1268.61 P.A.

MATERIAL INFORMATION
Colchester City Council
Council Tax Band 'A'

No onward Chain sale

Leasehold.

For sale with a current tenant in residence - subject to an Assured Shorthold Tenancy.
Standard brick faced construction with tiled roof.

Mains electricity, water and drainage / sewerage are all connected.
There is no gas connected.

Broadband speeds: 10 - 1000 Mbps
We believe normal broadband is available via a BT Openreach line or via cable with Virgin Media, please check: https://www.broadbandspeedchecker.co.uk/broadband-speed-in-my-area.html
We believe normal mobile phone coverage is available but please check with your supplier.

ANTI MONEY LAUNDERING
We are required by law to conduct anti-money laundering checks on all those 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 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, directly to Lifetime Legal, in advance of us issuing a memorandum of sale 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. The sales details have been prepared using photographs taken at commencement of the current tenancy.

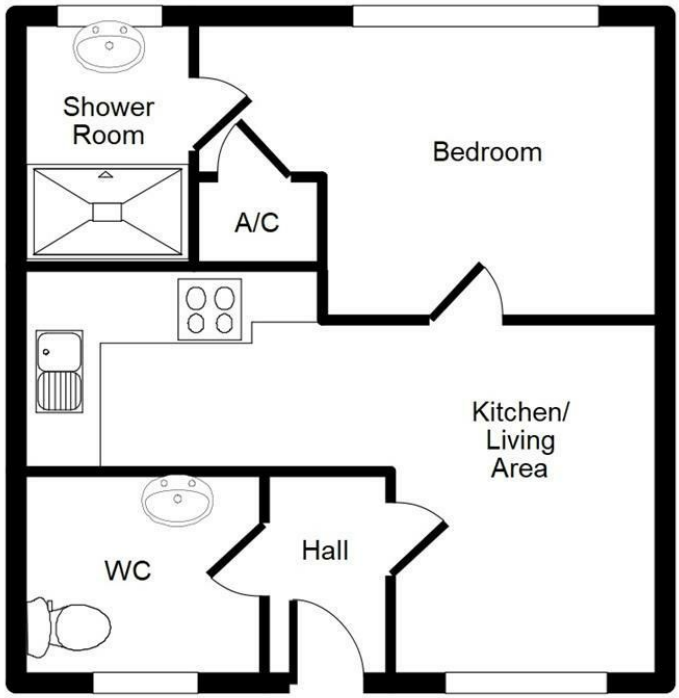
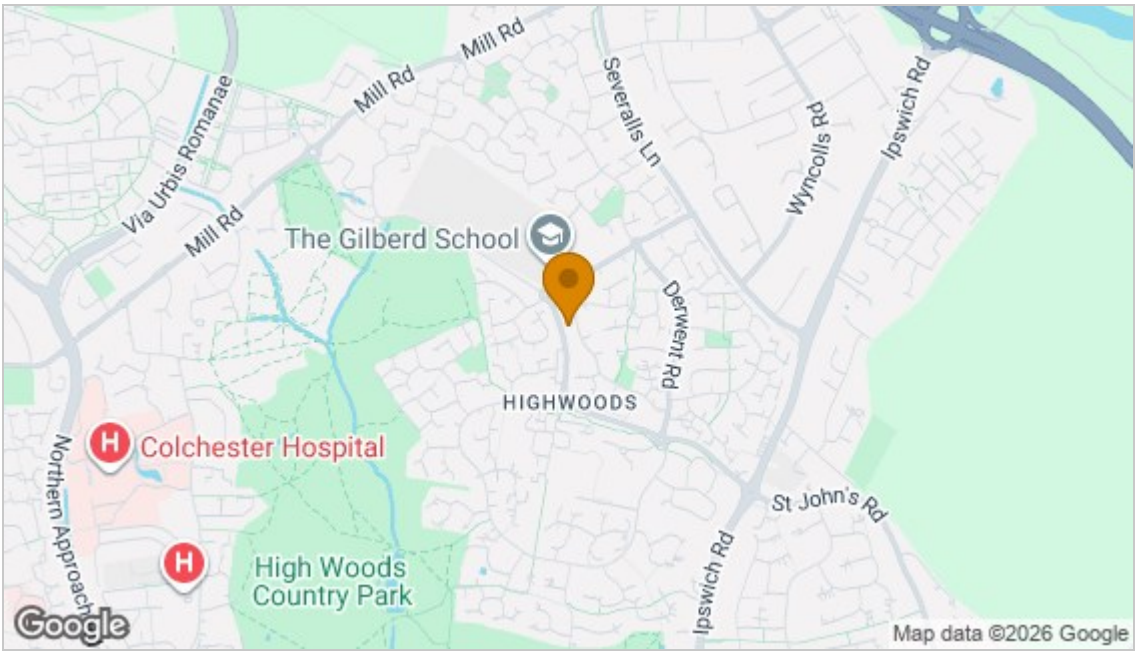
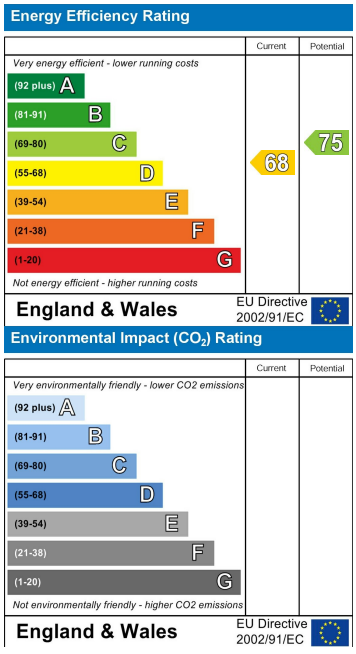


Illustration for identification only - not to scale
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