



## Nicholsons Grove, Colchester, CO1 2XT

£89,950

Gallant Richardson Estate Agents bring to market this first floor studio flat investment sale with long standing tenant in situ. offering a potential 9% gross return, in addition should any new landlord have Gallant Richardson continue the management then 'Rent Guarantee' will be included. This property forms part of a flat complex of good report being most conveniently positioned to stroll to the city centre and all that it has to offer such as shops, transport facilities, castle park, Leisure centre, cafes, and restaurants, to name a few. Car parking bay is also part of the sale but being so close to everything, the car can stay tucked away.

### Living Room/Bedroom

15'8" x 12'4" (4.78m" x 3.76m")

### Kitchen

8'9" x 5'11" (2.67m" x 1.80m")

### Bathroom

6'5" x 6'5" (1.96m" x 1.96m")

### Material Information

999 years from 1 January 1980 -

Lease End Date 01 Jan 2979 (Approx. 953 years Remaining)

Last Service Charge - 01/01/2026 - 31/12/2026 - £1,199.95

Ground Rent. N/A

Conservation Area - No

EPC - C - Valid until. 2030

Flood Risk - Very low

Broadband - Basic. 18 Mbps - Superfast. 80 Mbps - Ultrafast.

1800 Mbps

Mobile Coverage - Yes.

Council Tax Band: A. Annual Price: - £1,522. 2026/2027

Current tenant since, July 2019 - Current Rent - £680.00

(Approx. 9% gross return.)

in addition should any new landlord have Gallant Richardson continue the management then 'Rent Guarantee' will be included

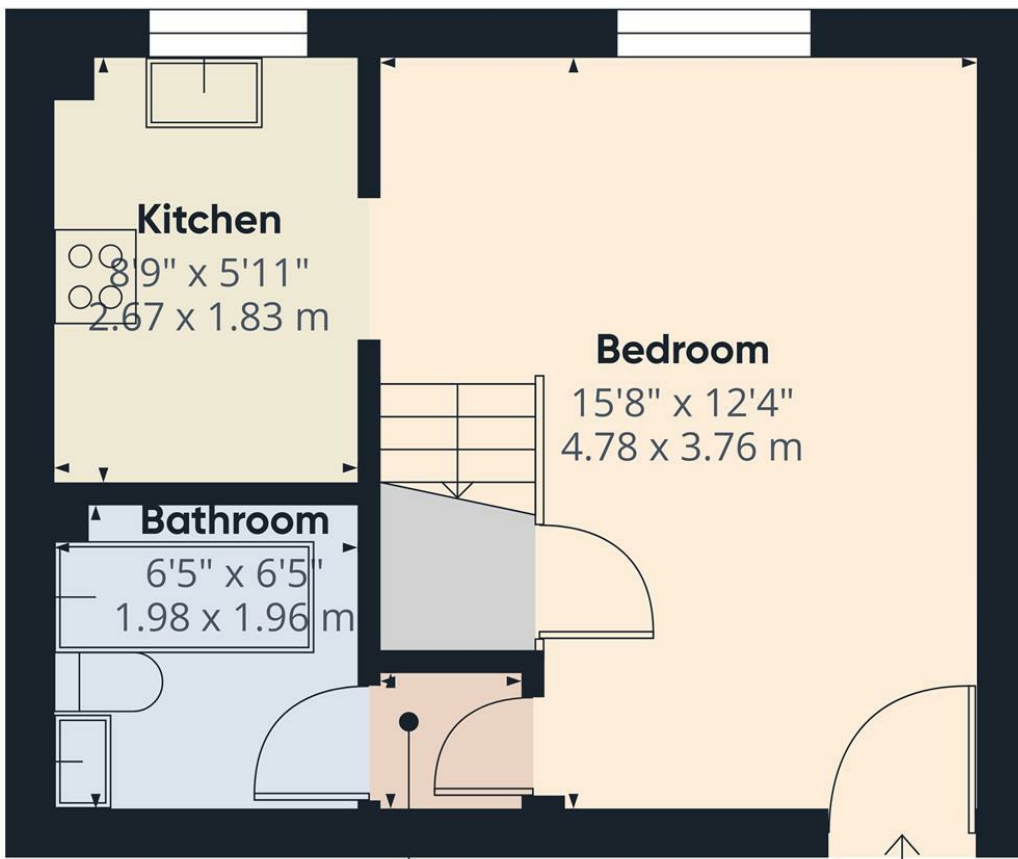
It is a mandatory requirement for Sales and Letting agents to be part of a redress scheme, we are members of TPO (The Property Ombudsman), a government approved redress scheme.

### Anti-Money Laundering

"We are required by law to conduct anti-money laundering checks on all those selling or 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 agreed to instruct us in your sale or 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 in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, 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.



**Hallway**  
2'11" x 2'10"  
0.91 x 0.87 m

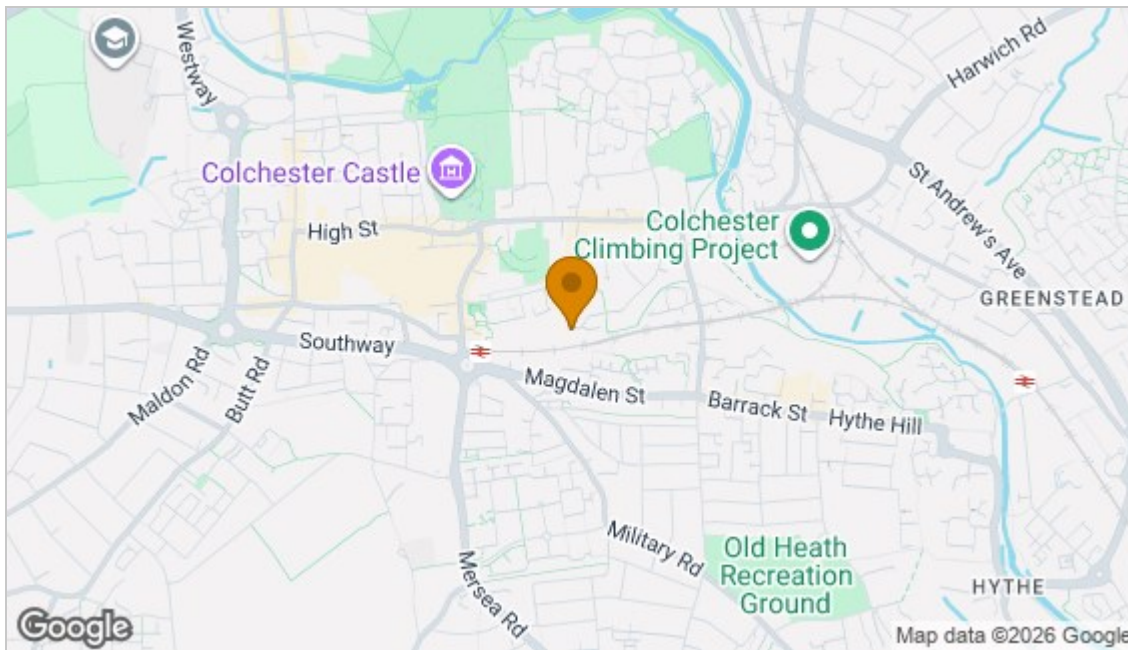


**Approximate total area<sup>(1)</sup>**  
287 ft<sup>2</sup>  
26.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	79

EU Directive 2002/91/EC

**England & Wales Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

EU Directive 2002/91/EC

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