



## Colchester Road, West Bergholt, CO6 3SF

Guide price £190,000

999 YEAR LEASE. SPACIOUS, TWO DOUBLE BEDROOM, ground floor apartment in village location to North of Colchester with easy access to Colchester's North Station and the A12. Property benefits from gas central heating, an en-suite shower to the master bedroom, family bathroom, good size living room, kitchen with built-in oven & hob, allocated parking. NO ONWARD CHAIN

## Entrance Hall



Glazed entrance door with glazed side panel, built-in cupboard, thermostat / control panel for the central heating and hot water, radiator.

## Living Room



UPVC Double glazed windows to both the front and side, two radiators

## Kitchen



UPVC Double glazed window to the side. Fitted with a range of floor and wall mounted units and roll top work surfaces with inset one and a half bowl sink with mixer taps over. Built-in electric oven and gas hob with extractor hood over. Wall mounted Worcester combi gas boiler providing hot water and central heating, radiator

## Bedroom One

UPVC Double glazed window to the side, radiator

## En-Suite



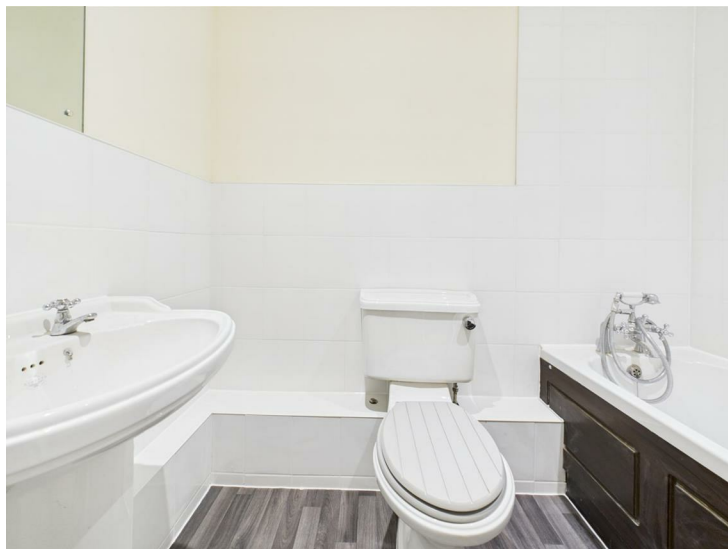
Corner tiled shower cubicle with glass doors, pedestal wash basin, low level WC, inset spot lights, extractor fan, radiator

## Bedroom Two



UPVC double glazed window to the rear, radiator

## Bathroom



Paneled bath with mixer tap shower attachment, pedestal wash basin, low level WC, inset spot lights, extractor fan, radiator

## LEASE

999 Year lease from 01/01/1998.

971 Years remaining.

Ground Rent: Currently £150 PA. This was originally £75.00 and increases by £75.00 PA every 25 years for the first 100 years only then remaining level thereafter.

Service Charges: Currently £1539.80 PA

The Freeholder has offered to sell the share of Freehold for £2750 + £1395 costs.

## MATERIAL INFORMATION

LEASEHOLD. GROUND FLOOR.

BRICK & BLOCK CONSTRUCTION.

Colchester City Council.

Council Tax Band C.

Mains electricity, gas, water and drainage / sewerage are all connected.

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.

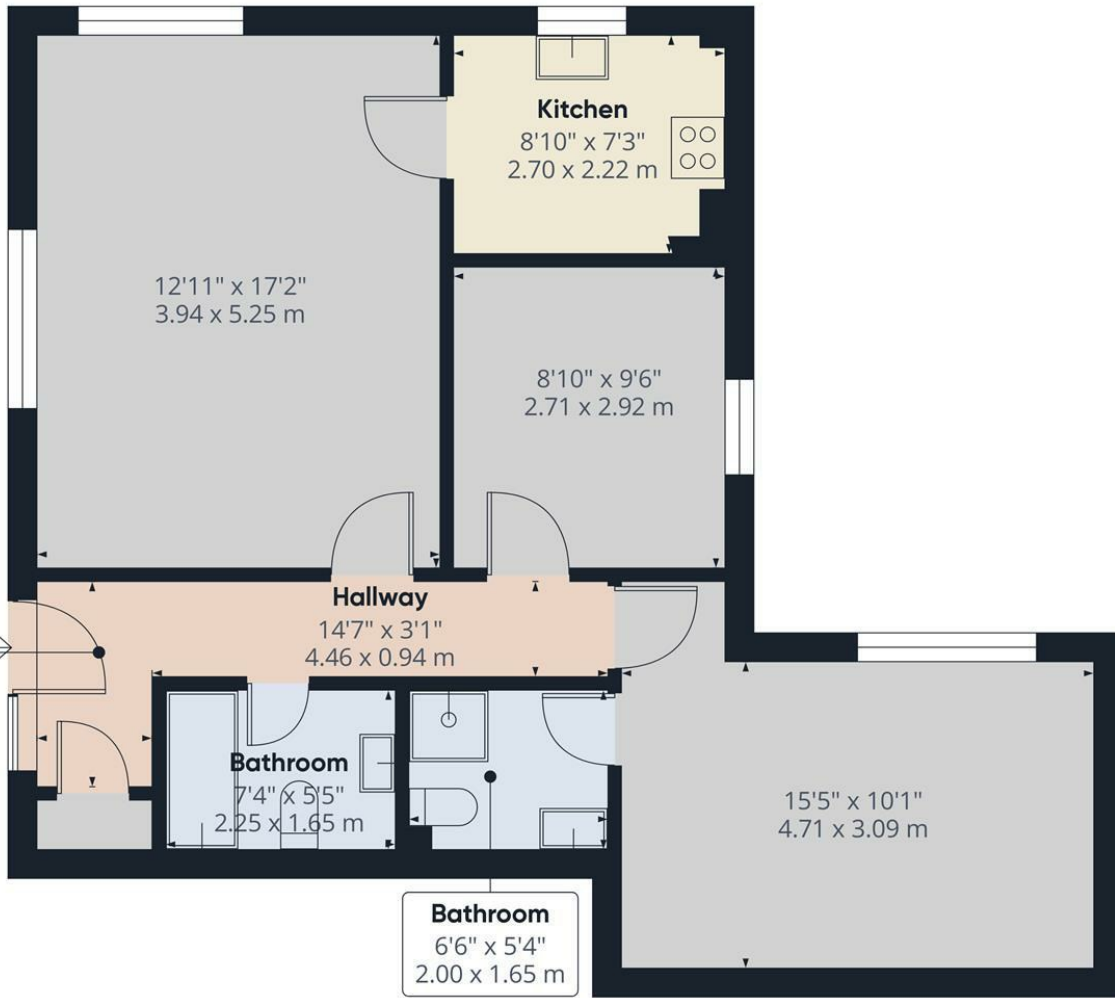
## DISCLAIMER

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.

## AML CHECK

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





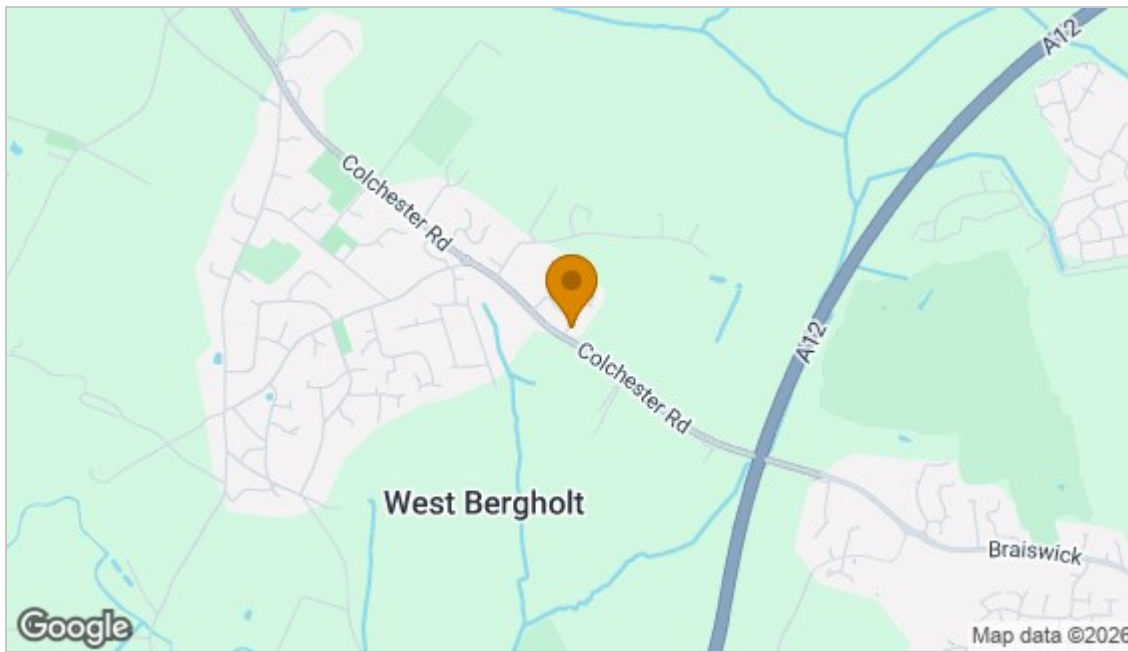
**Approximate total area<sup>(1)</sup>**  
 705.57 ft<sup>2</sup>  
 65.55 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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>	75	77
(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		

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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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