



Bardsley Close, Colchester, CO4 5GS

Guide price £124,000

SPACIOUS ONE BEDROOM APARTMENT WITHIN EASY WALKING DISTANCE OF COLCHESTER NORTH STATION. Positioned on the first floor the property has a kitchen, living room with windows to three aspects, double bedroom with built-in wardrobes, bathroom with shower fitted over bath. Outside there is an allocated parking space plus visitors parking.

The property is offered with vacant possession but is currently occupied by reliable tenants paying £850 PCM, who would be interested in staying on if the purchaser is a landlord investor - if management is continued with Gallant Richardson then a rent guarantee would be available. Should the buyer be looking to reside there themselves, naturally the minimum four month notice would need to be issued to the current tenant.

Entrance Hall

3'4" x 11'10" (1.03 x 3.61)



Two large built-in cupboards, one housing the hot water cylinder, electric storage heater, laminated wooden flooring

Living Room

20'8" x 10'8" (6.32 x 3.27)



Light and airy room with windows to the front, rear and side, electric heater, laminated wooden flooring

Kitchen

7'4" x 9'6" (2.26 x 2.91)



Window to the front, fitted with a range of wall and floor mounted units and work surfaces with inset stainless steel sink unit with mixer tap over, free standing cooker, space for fridge/ freezer, washing machine and tumble dryer, electric fan heater, ceramic tiled floor

Bedroom

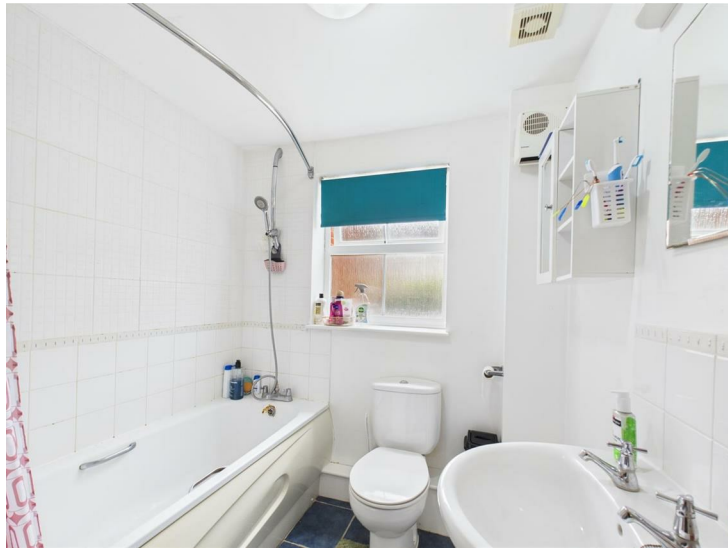
9'3" x 9'10" (2.83 x 3.02)



window to the rear, electric heater, built in wardrobes with mirrored sliding doors, laminated wooden flooring

Bathroom

7'4" x 6'5" (2.25 x 1.96)



Window to the front, panel bath with shower fitting over, pedestal wash basin and low level WC, wall mounted electric heater, extractor fan

LEASE

125 Year Lease from 15 December 2006

105 Years Remaining

Ground Rent: Currently £216.000 per annum

Service Charge: Currently £1083.10

TENANCY

The property is offered with vacant possession but is currently occupied by reliable tenants paying £850 pcm who would be interested in staying on if the purchaser is a landlord investor - if management is continued with Gallant Richardson then a rent guarantee would be available.

Material Information

LEASEHOLD. FIRST FLOOR

Colchester City Council

Council Tax Band B

No onward Chain sale

Standard brick faced construction with tiled roof.

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

Broadband speeds: 10 - 80 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>

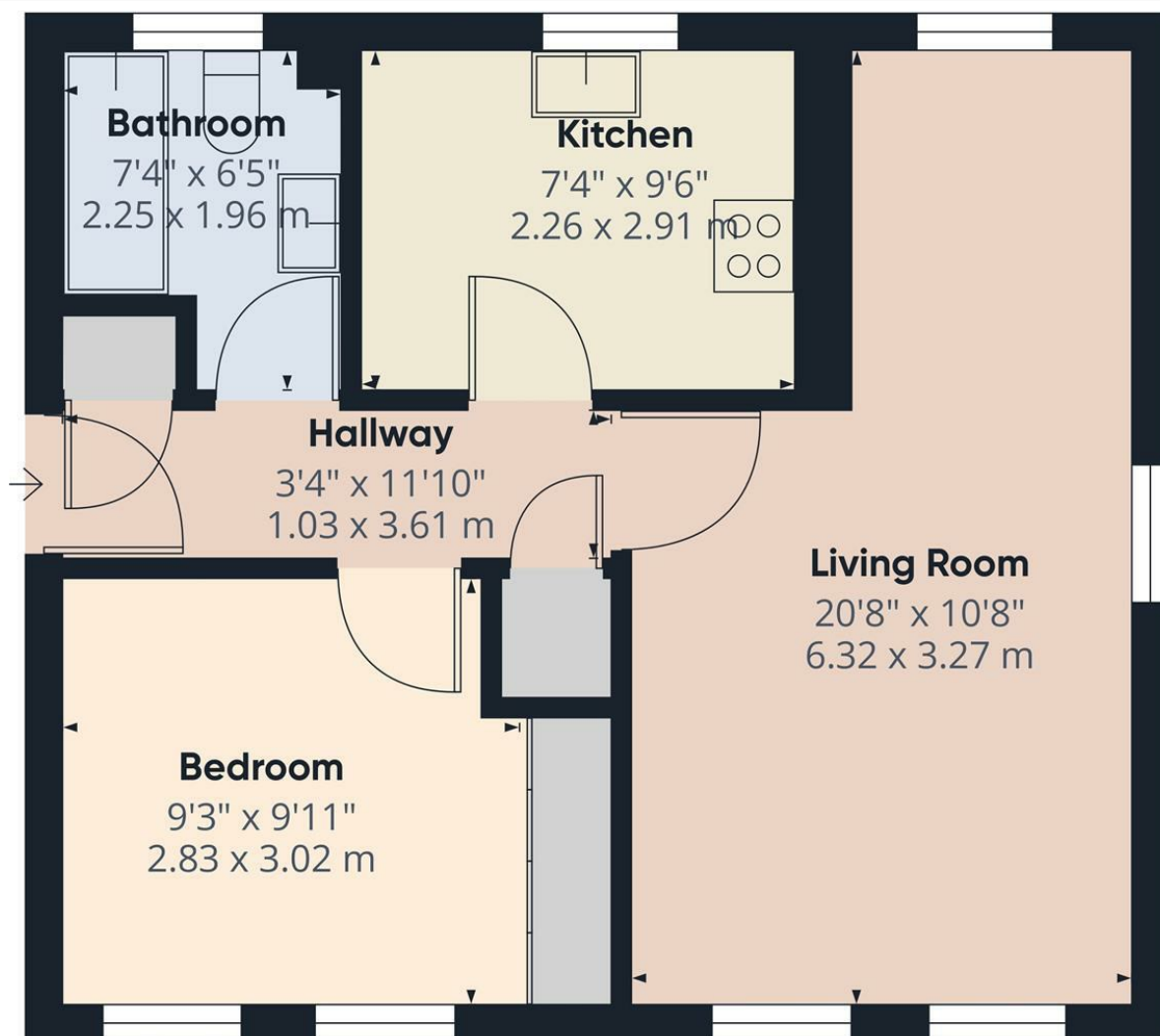
We believe normal mobile phone coverage is available but please check with your supplier.

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.

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. This fee is non-refundable under any circumstances.



Approximate total area⁽¹⁾

464 ft²

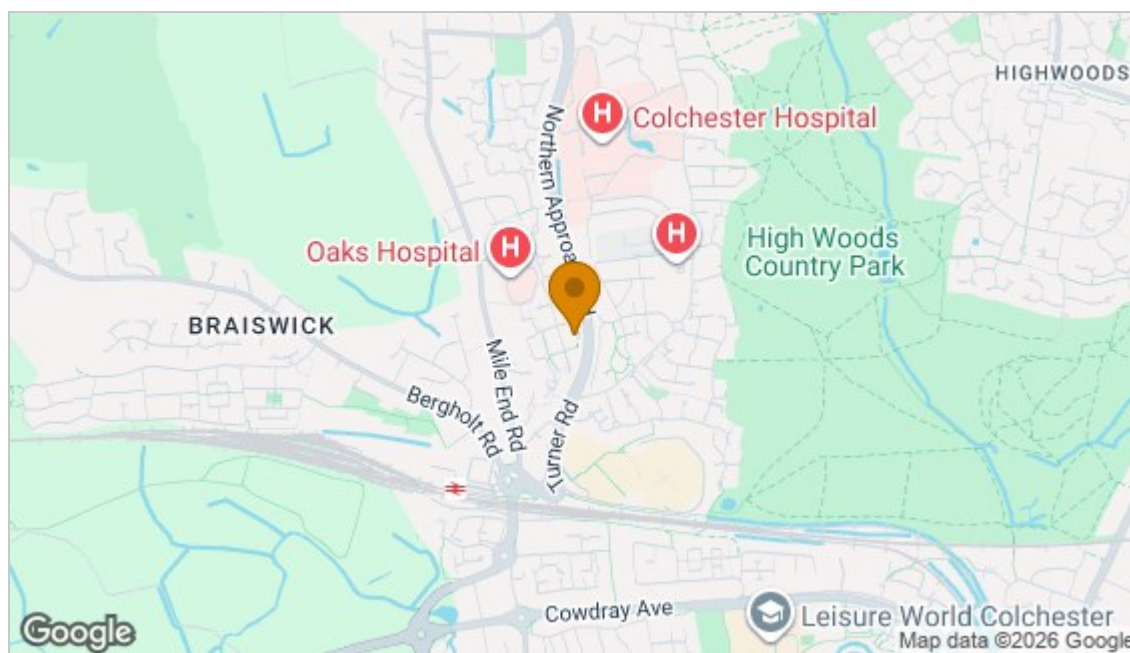
43.1 m²

(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) A		84
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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