



## Henry Laver Court, Colchester, CO3 3DY

Offers in excess of £200,000

BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT WITH FAR REACHING VIEWS, LIFT ACCESS AND GATED UNDERGROUND PARKING. Located within walking distance of both the city centre and Colchester North Station and town station, with regular, fast commuter links to London Liverpool Street. This spacious second floor property has a large living room with a Juliet balcony, kitchen with built-in oven and hob and integrated dishwasher and fridge freezer, en-suite shower room to the principle bedroom plus family bathroom with a shower over the bath and entrance hall with two large storage cupboards. A new more efficient "combi" boiler was installed in 2023 with a warranty until 2028, new carpets were fitted in 2021.

### Entrance Hall

3'6" x 15'5" (1.07 x 4.70)



Wooden flooring, two large built-in storage cupboards, video entry phone

### Living Room

21'9" x 12'0" (6.65 x 3.66)



Double glazed French doors opening onto a Juliet balcony plus two further double glazed windows to the front, wooden flooring, two radiators

### Kitchen

9'1" x 7'6" (2.79 x 2.31)



Fitted with a range of floor and wall mounted units and roll top work surfaces with inset sink and mixer tap over. Built-in electric oven and ceramic hob with extractor fan over. Cupboard housing wall mounted "combi" gas boiler, which we are told was fitted new in 2023 and has a 5 year warranty. Integrated dishwasher and fridge freezer, plumbing and space for washing machine

### Bedroom One

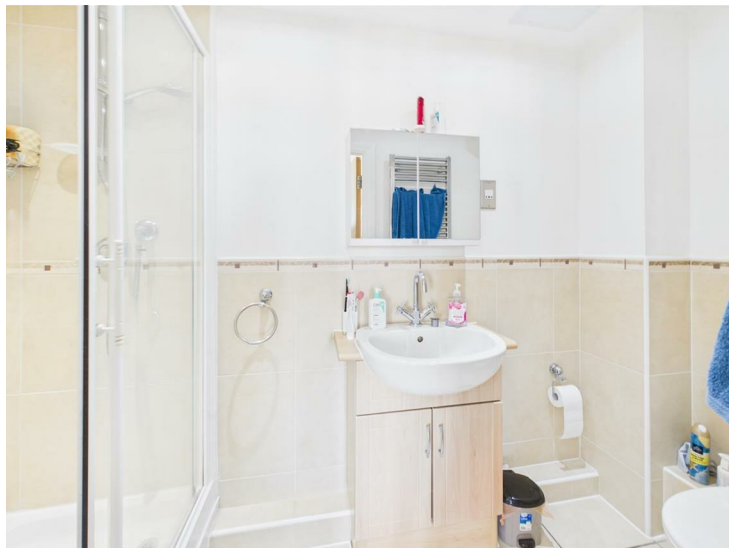
13'1" x 11'3" (4.01 x 3.43)



Double glazed French doors opening onto a Juliet balcony plus double glazed window to the rear with far reaching views over Colchester, built-in wardrobe.

### EnSuite

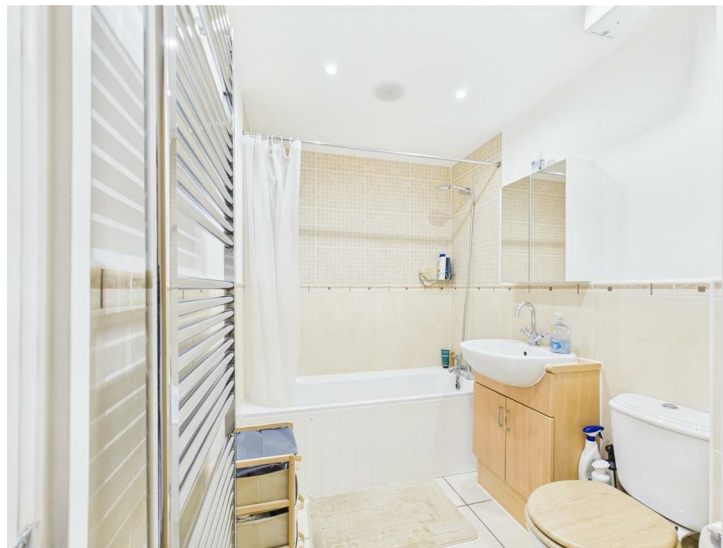
9'1" x 3'9" (2.79 x 1.16)



Double width, walk-in shower cubicle, vanity wash basin and low level WC, radiator, extractor fan

### Family Bathroom

5'6" x 7'2" (1.68 x 2.19)



Paneled bath with shower with shower fitted over, vanity wash basin, low level WC, extractor fan, heated chrome towel rail radiator

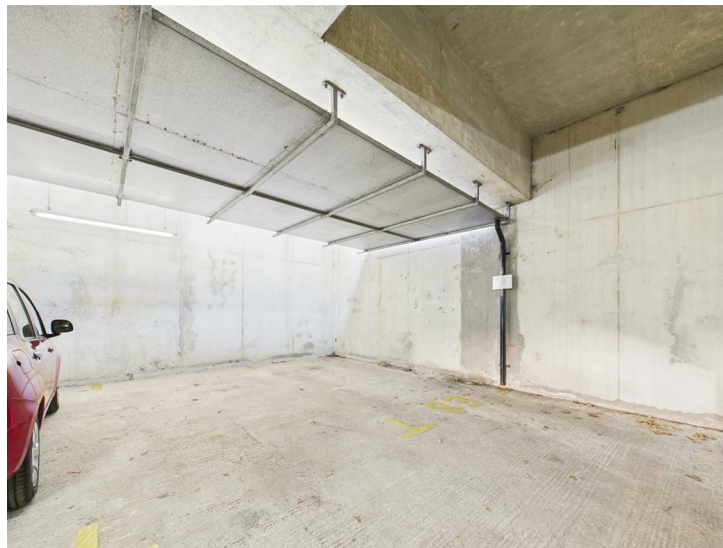
### Bedroom Two

8'5" x 11'9" (2.57 x 3.60)



Double glazed window to the rear with far reaching views over Colchester, radiator

### Underground Parking



Accessed by lift or stairs the property has an allocated space in the gated, underground car park

### MATERIAL FACTS

Colchester City Council

Council Tax Band: C

Leasehold - 132 years remaining

No onward Chain sale

Standard concrete / brick faced construction with tiled roof.

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

Broadband speeds: 16 - 1000 Mbps

We believe normal broadband is available via a BT Openreach line, 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.

## LEASE

155 YEAR LEASE ROM 1st January 2003.

GROUND RENT FIXED AT £225.00 per year.

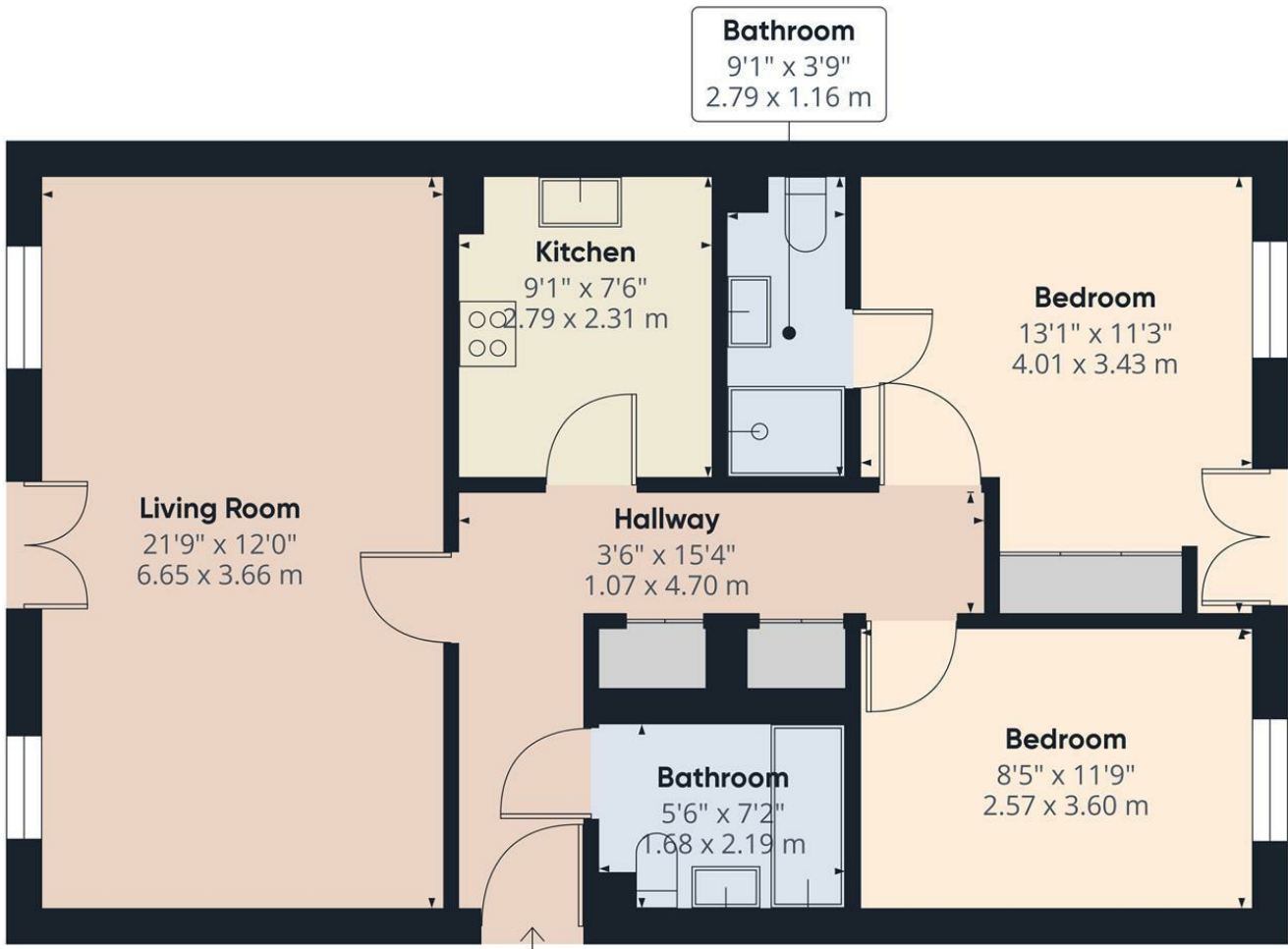
CURRENT SERVICE CHARGES: £2277.30 per year

## 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.



**Approximate total area<sup>(1)</sup>**  
749.91 ft<sup>2</sup>  
69.67 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>	<b>82</b>	<b>82</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		
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		
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