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www.gallantrichardson.co.uk









Maldon Road, Colchester, CO3 3AH

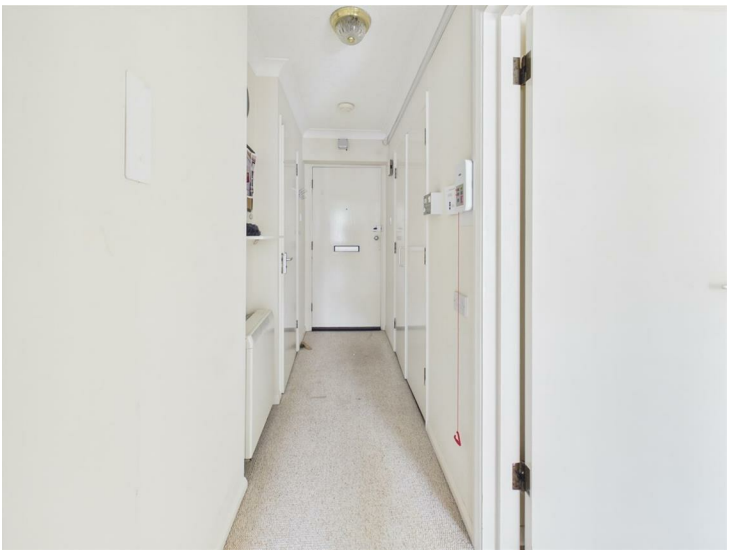
Asking price £85,000

Gallant Richardson Estate Agents bring to market this one bedroom first floor flat that forms part of this over 60's retirement complex that is situated with easy access to the Crouch Street shopping parade where a host of individual shops, cafes, bars and supermarkets can be found with the city centre not much further away that offers naturally a wide selection of shops, leisure facilities and the lovely Castle Park.

This being a retirement complex, the internal facilities the residence can take advantage of consisting of communal lounge with kitchen, guest suite for family staying over, hairdressers, laundry room (although the flat has plumbing for own washing machine, if preferred), library room, two communal gardens and communal parking area. all looked after by the house manager.

NO ON-GOING CHAIN!

Hall



Shower Room

7' x 5'8" (2.13m x 1.73m")



Bedroom

14'7" x 9'3" (4.45m" x 2.82m")





Lounge

16'2" x 10'11" (4.93m" x 3.33m")





Kitchen

8'4" x 7'6" (2.54m" x 2.29m")



Communal Lounge



Communal Kitchen



Material Information

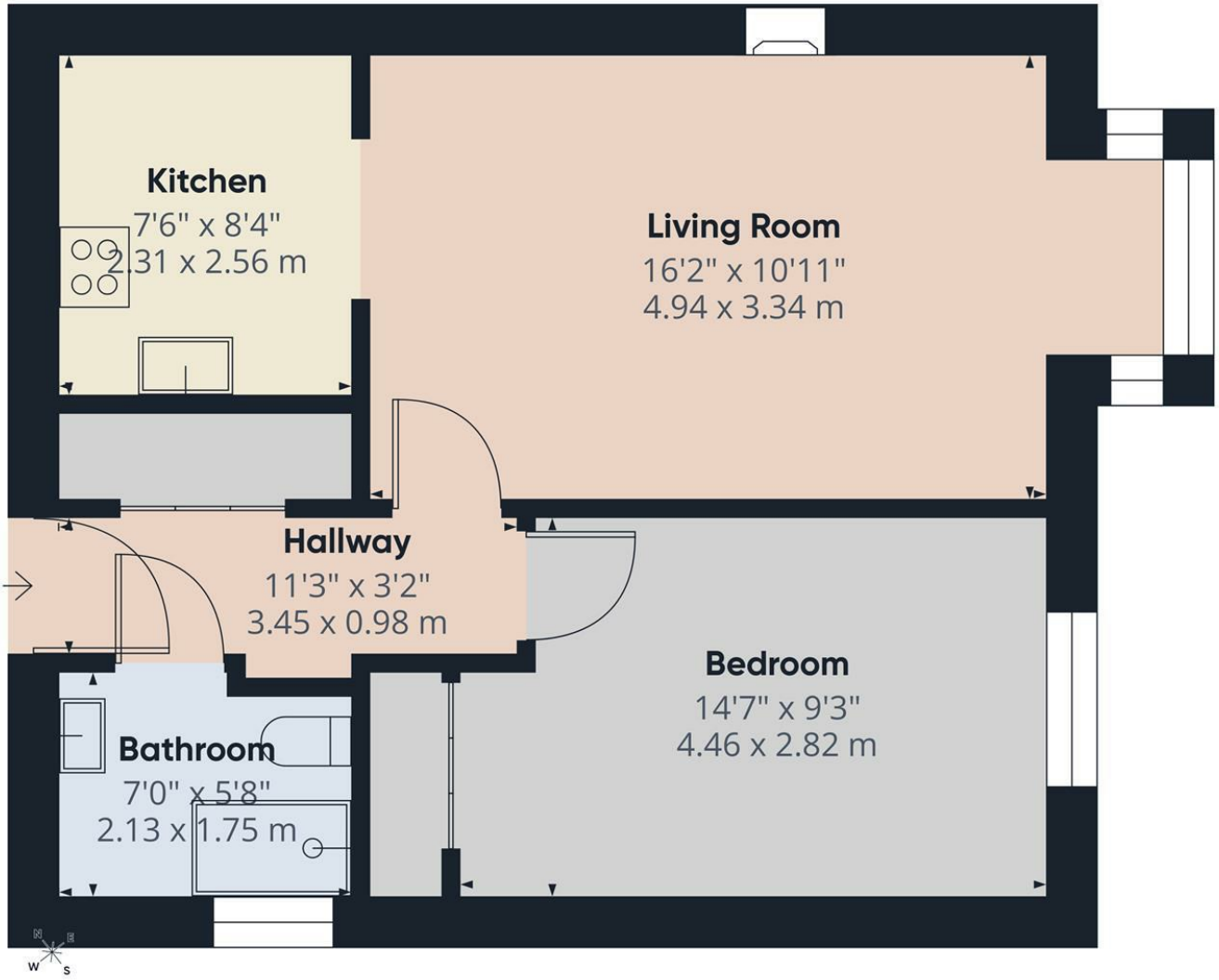
Council Tax Band B - £1,742.95 - 2026-2027
EPC - B - Valid till, 14/05/2036
Broadband are coverage - Yes
Mobile phone area coverage - Yes
Lease - 99 years from 1987
Service Charge - £3570.67
Ground Rent - £277.84
It is a mandatory requirement for Sales and Letting agents to be part of a redress scheme, we are members of TPO (The Property Ombudsman), a government approved redress scheme.

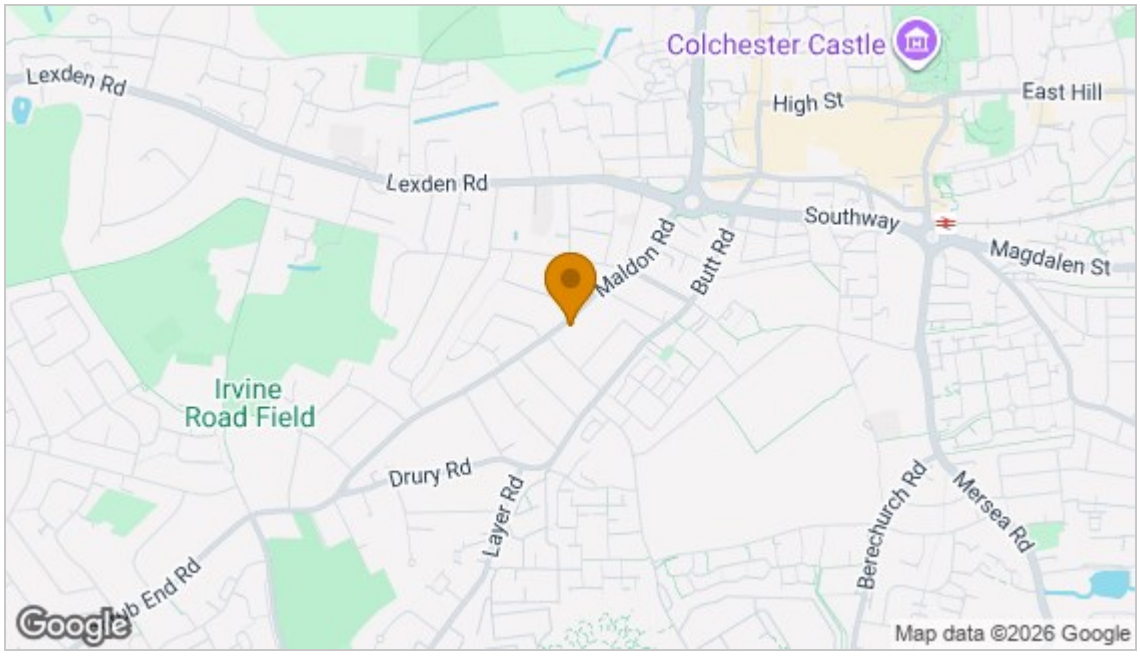
Anti-Money Laundering

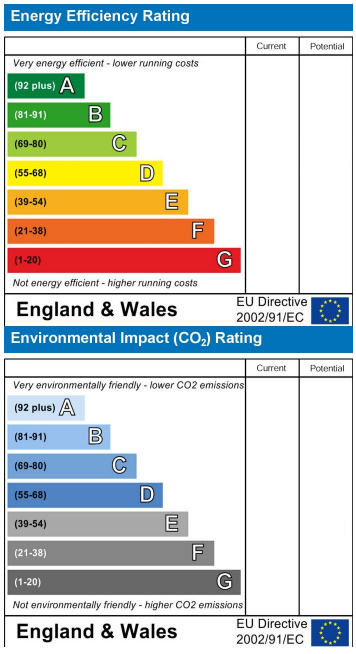
“We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you 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.







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