LAMB & CO

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Inspired by property, driven by passion.

HUNTING GATE, COLCHESTER, CO1 2XE

O.I.R.O £135,000

Situated within the popular Hunting Gate development in Colchester, this well-positioned second-floor flat offers comfortable living in a convenient location. The property benefits from access to a communal garden and off-road parking, making it an ideal choice for first-time buyers or investors.

- One Bedroom
- Communal Off-Road Parking
- Second Floor
- Communal Garden
- Well-Presented
- EPC-C

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY

BEDROOM ONE

10'7 x 10'0 (3.23m x 3.05m)

LOUNGE/DINER

16'3 x 11'0 (4.95m x 3.35m)

KITCHEN

10'6 x 7'4 (3.20m x 2.24m)

BATHROOM

8'0 x 7'5 (2.44m x 2.26m)

OUTSIDE

Material Information

Council Tax Band: A
Heating: Electric
Services:
Mains electricity - Yes
Mains gas - N/A
Mains water - Yes
Mains drainage - Yes
Other -
Broadband: Ultrafast
Mobile Coverage:
O2 - 77%

EE - 84%
Three - 80%
Vodafone - 80%
Construction: Conventional
Restrictions: N/A
Rights & Easements: N/A
Flood Risk:
Rivers & Sea - Very Low
Surface Water - Very Low
Additional Charges: N/A
Seller's Position: Needs To Find
Garden Facing: N/A
Non-Standard Features to note: N/A

Leasehold Information

Lease Term Remaining: 87
Ground Rent: £60 PA
Ground Rent Review Period:
Service Charge: £1,400 Approx PA

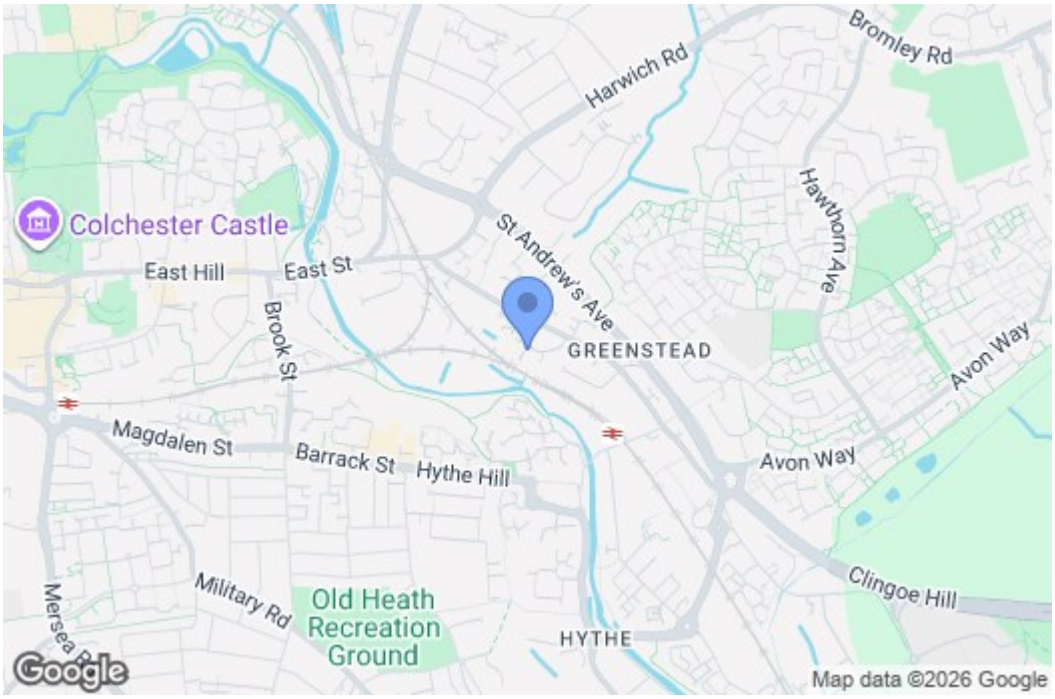
Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

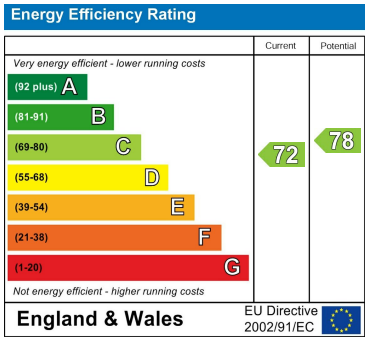
AML

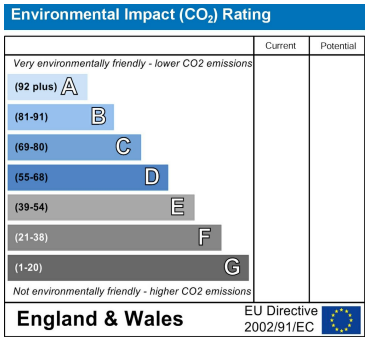
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Map

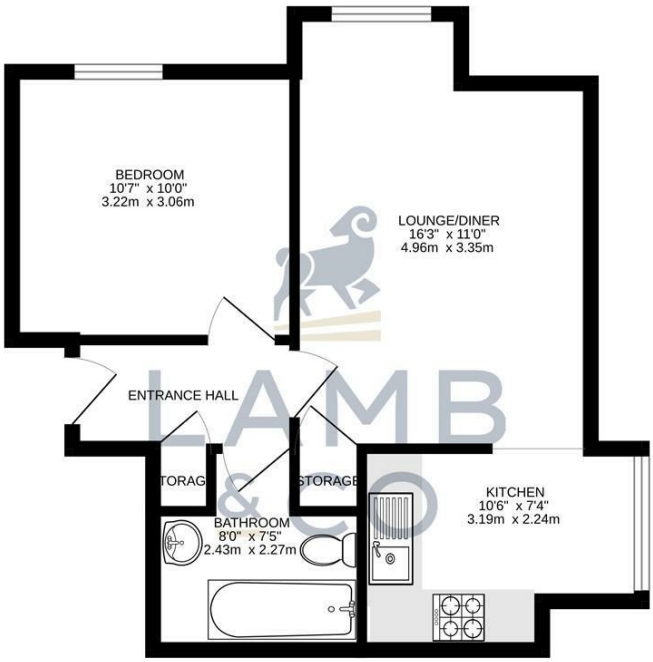


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 438 sq.ft. (40.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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