

BRINKLEY PLACE, COLCHESTER, ESSEX, CO4 5UX

Price

£175,000

LEASEHOLD

- Two Bedrooms
- Ground Floor Flat
- Private Patio Leading Onto Communal Grounds
 - Newly Installed Kitchen & Bathroom
 - Long Lease
 - Allocated Parking
- Close to Colchester Hospital & All Amenities
 - No Onward Chain
- Council Tax Band - B / EPC Rating - D



FENTONS
ESTATE AGENTS



Fentons are delighted to bring to market this modernised, TWO BEDROOM GROUND FLOOR FLAT. The property is situated in the popular Brinkley Place development, to the north of Colchester. The property offers a bright living space with access to a private patio leading onto well maintained communal grounds, two good sized bedrooms and a modern kitchen and bathroom. The flat also benefits from an allocated parking space and is ideally located within easy reach of Colchester General Hospital, local amenities and Colchester North railway station with direct links to London Liverpool Street. Further benefits include allocated parking. An excellent investment opportunity or first-time purchase.

Accommodation comprises of approximate room sizes

Communal door leading to:

Communal Hall

Stair flight to all floors. Hardwood door leading to:

Hallway

Electric heater. Doors to:

Bedroom Two

12'2" x 6'3"

Electric heater. Sealed unit double glazed window to front.

Bedroom One

12'2" x 10'6"

Electric heater. Sealed unit double glazed window to front.

Bathroom

6'7" x 6'3"

Newly fitted suite comprises of low level WC. Vanity wash hand basin with mixer tap and drawers under. Enclosed panelled bath with fitted shower screen and wall mounted electric shower attachment. Tiled splashback. Tiled flooring. Electric heater. Extractor fan.

Lounge

14'5" x 12'2"

Electric heater. Sealed unit double glazed windows to rear. Sealed unit double glazed door providing access to communal garden with private patio area. Open access to:

Kitchen

10'6" x 9'10"

Newly fitted kitchen with matching fronted units. Wooden work surfaces. Inset one and a half stainless bowl sink and drainer unit. Inset four ring electric hob with extractor hood above and electric oven under. Further selection of units both at eye and floor level. Space for fridge/freezer. Built in airing cupboard housing hot water cylinder. Plumbing for washing machine. Part tiled walls. Tiled flooring. Sealed unit double glazed window to rear.

Outside

Communal gardens. Allocated parking.

Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 999

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): 1600 including ground rent and buildings insurance

Service charge review period (year/month):

Council Tax: Colchester City Council

Council Tax Band: B

Payable 2025/2026 £1,742.95 Per Annum

Any Additional Property Charges: N/A

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes - For Current Correct Information Please Visit:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

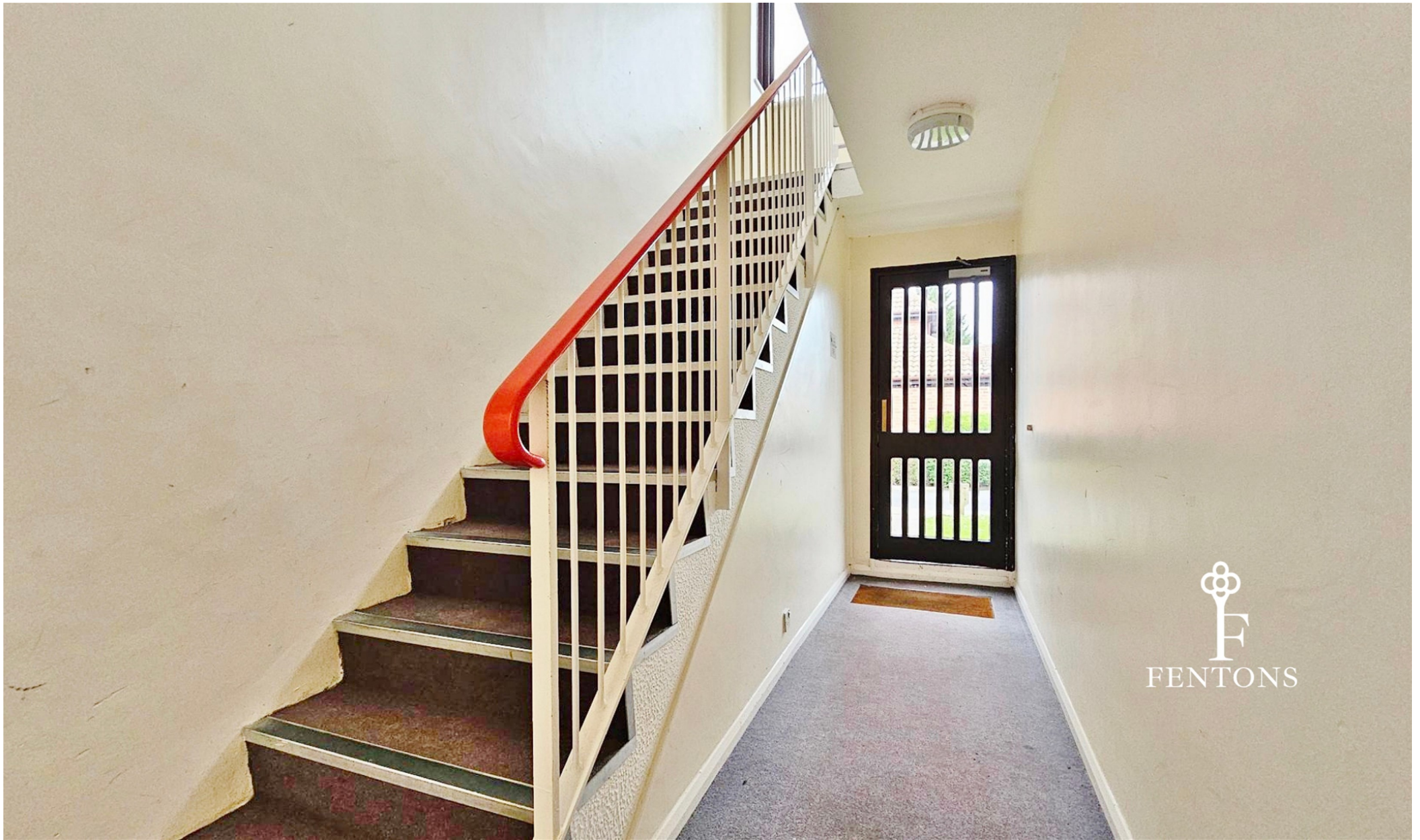
Non-Standard Property Features To Note: N/A

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.



44 BRINKLEY PLACE, COLCHESTER, ESSEX, CO4 5UX






FENTONS

44 BRINKLEY PLACE, COLCHESTER, ESSEX, CO4 5UX





REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website

Lease Info

Please Note: It is up to any interested party to satisfy themselves fully of the lease details with their legal representative before entering into a contractual agreement.

Disclaimer - Wide Angle Lens Etc

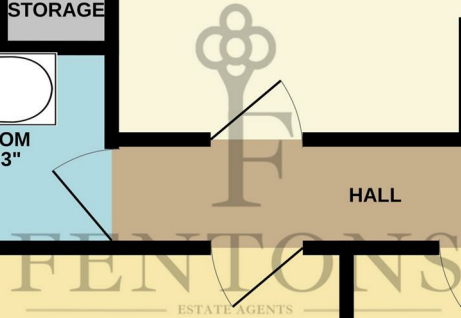
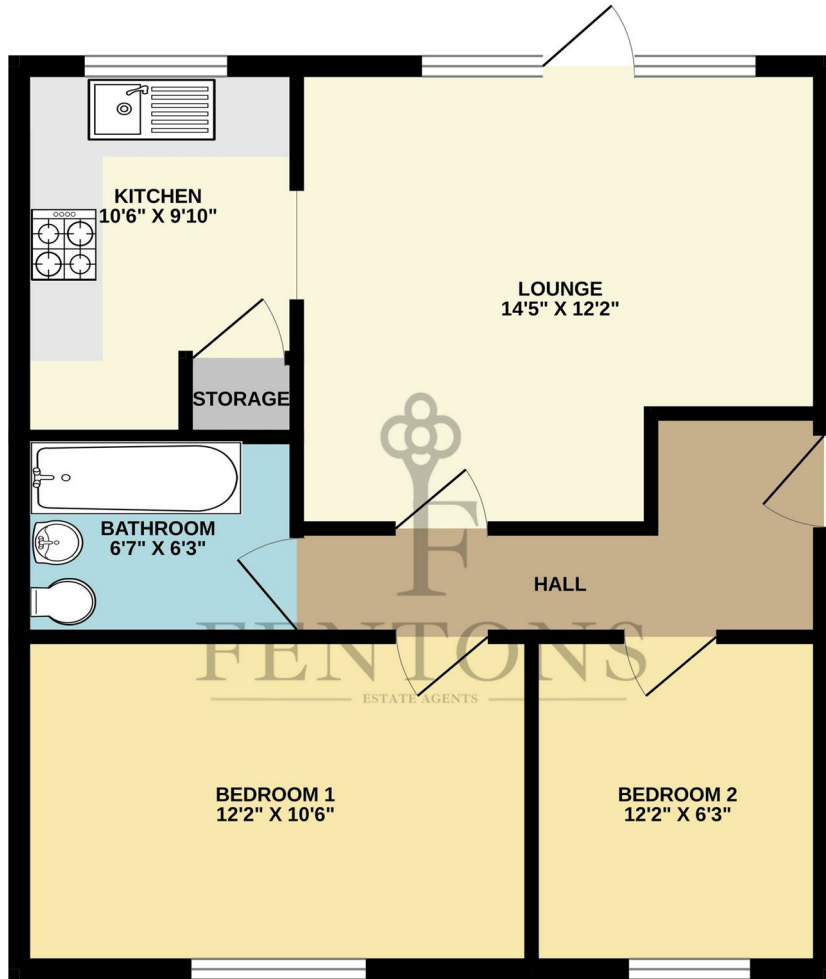
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



44 BRINKLEY PLACE, COLCHESTER, ESSEX, CO4 5UX



GROUND FLOOR



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.
Made with Metropix ©2026

Call us on

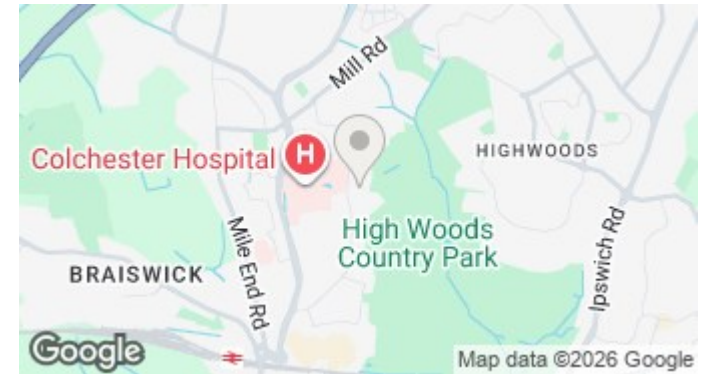
01255 779810

info@fentonsstates.co.uk

www.fentonsstates.co.uk

Council Tax Band

B



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

