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Compton Road, Colchester, CO4 0DZ

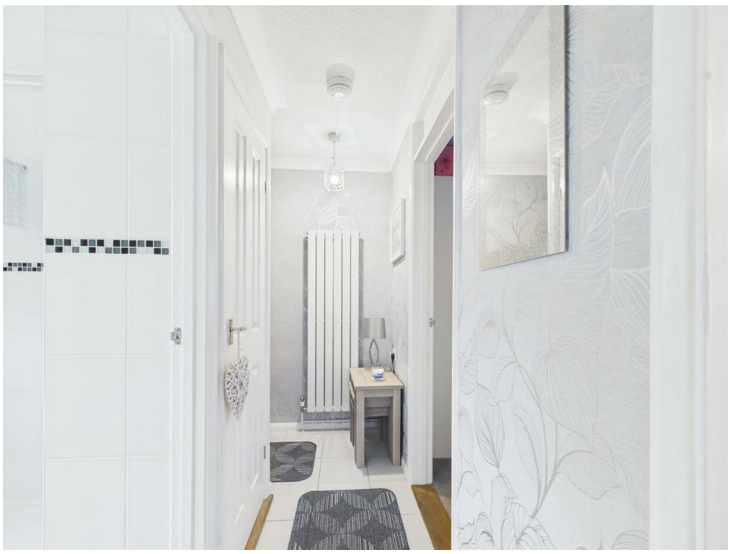
£120,000

Price Guide - £120,000 - £140,000
Gallant Richardson Estate Agents are pleased to present this extremely well-presented one-bedroom ground-floor flat. The current owners have maintained the property to a high standard, and it features an attractive kitchen, gas central heating, double glazing, access to a shared solar panel system, tasteful decoration throughout, and a shared parking area.

The property is tucked within a cul de sac away from a busy road but in strolling distance of local shops, bus service, and train station thereafter only an approx. two miles from the city centre.

NO ON-GOING CHAIN - GOOD EPC RATING - LONG LEASE - EXCELLENT ORDER - VIEWING ADVISED.

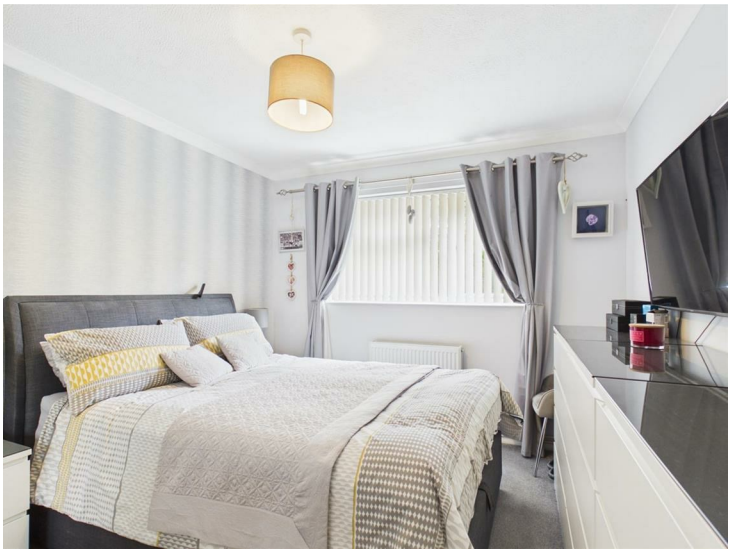
Entrance Hall



Store Cupboard

Bedroom

11'11" x 10' (3.63m" x 3.05m)



Lounge

12'8" x 11'11" (3.86m" x 3.63m")



Kitchen

9'5" x 7'5" (2.87m" x 2.26m")



Bathroom

7'5" x 6' (2.26m" x 1.83m)



Outside



Material Information

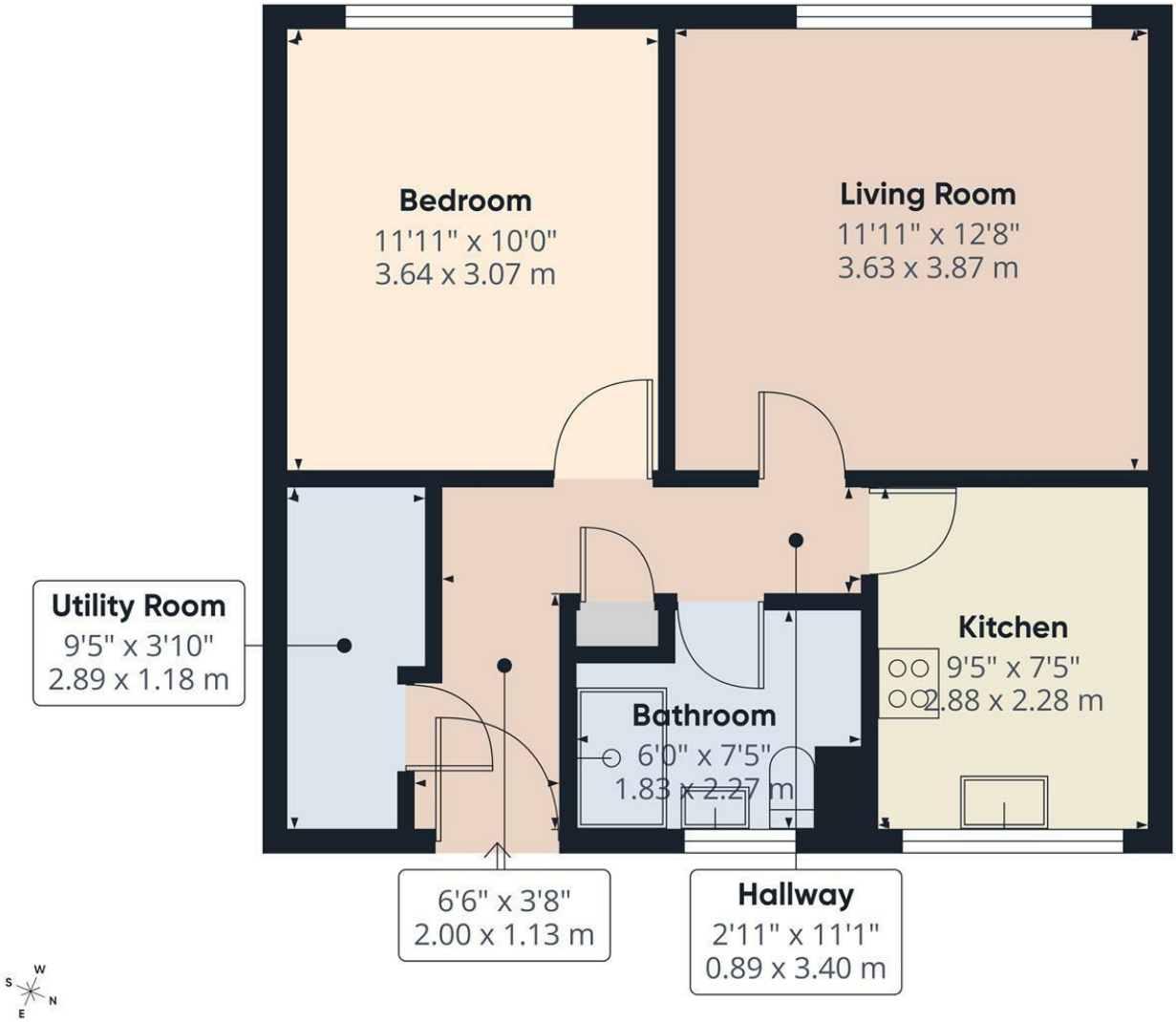
Council Tax Band - A - £1,522.00 - 2025/2026
EPC - A - Valid until 23/07/2028
Lease - 125 years from 21 December 2020 - Approx. 119 Remaining
Last Service Charge - 2026-2027 - £713.47
Ground Rent - £10.00
Local Authority - Colchester City Council
Broadband Area Coverage - via Ofcom - Standard/Superfast/Ultrafast
Mobile Phone Area Coverage - via Ofcom - Yes
Flood Risk - via Gov.UK - Very Low
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.



Approximate total area[1]

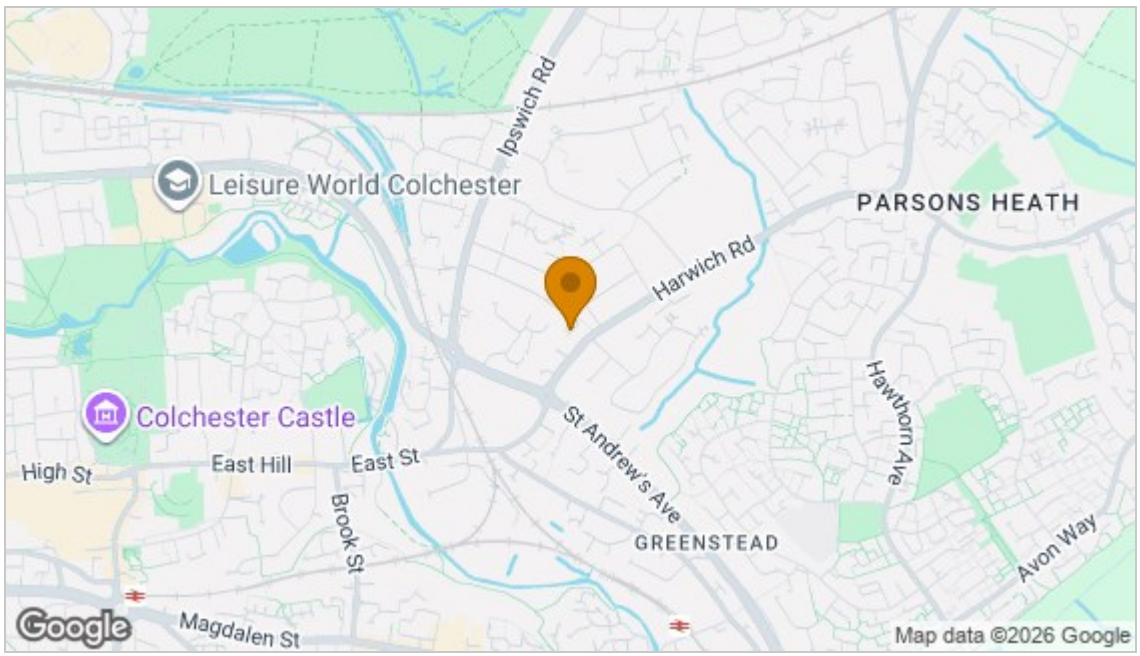
476 ft²

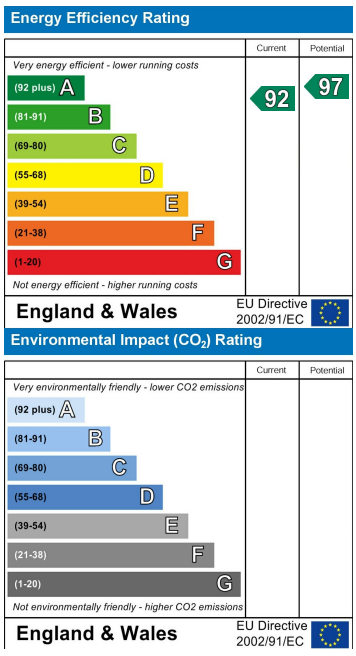
44.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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