



## Cavalry Road, Colchester, CO2 7FB

£195,000

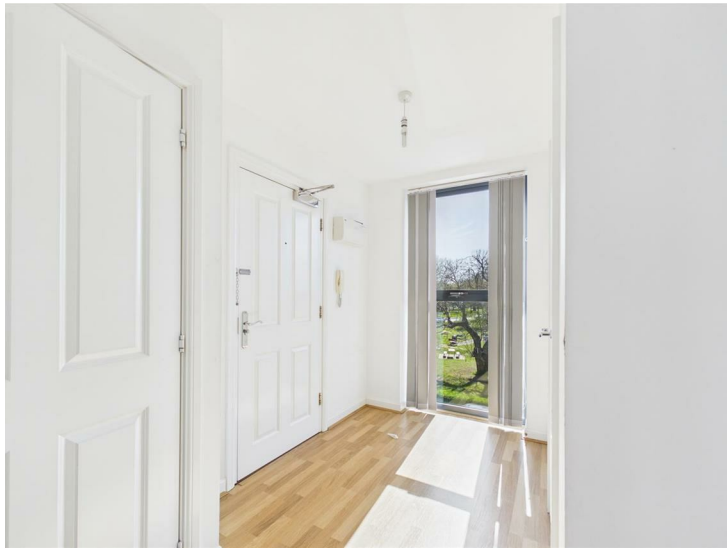
Gallant Richardson Estate Agents bring to market this second floor TWO BEDROOM corner position flat that takes advantage of its setting within the complex by having wide and expansive views large picture windows of the surrounding area including 'Abbey Fields' that sits literally just over the road.

The property offers we feel a good-sized accommodation with the two bedrooms (master with en-suite) additional main bathroom, hall with storage cupboards and an open plan living area all of which has a view to offer of some description. Car parking bay right outside the block.

Location is a key requirement for most and this property benefits from one of the most convenient positions, as a stroll will take you across the road to the Abbey Feilds, a large open green space to walk around or play sports on, local pharmacy, bus service, local pub all nearby and not much further one of Colchester's train stations that connects into the main station and London, no need to get the car out as the city centre is well within a mile with all it has to offer such as cafes, bars, shop and leisure facilities.

Viewing advised and NO CHAIN!

Entry Hall



Bathroom



Lounge/Kitchen

19'5" x 13'6" (5.92m" x 4.11m")



Bedroom One

17'1" x 11'4" (5.21m" x 3.45m")

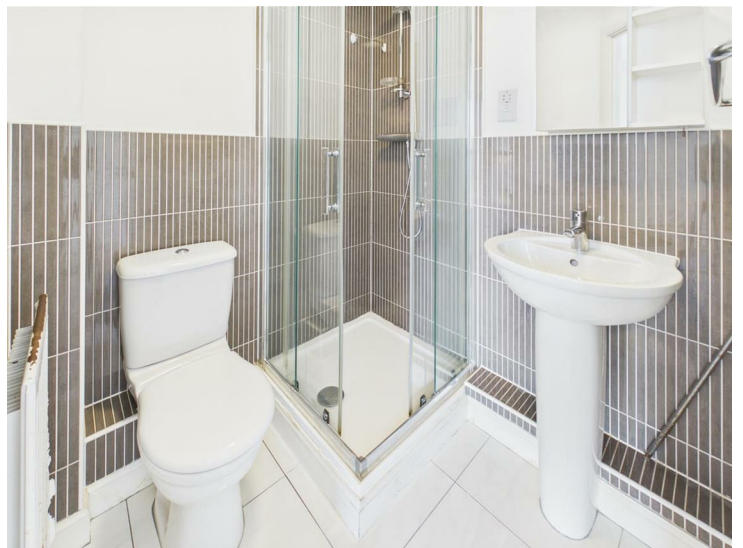


Kitchen Area



En Suite

5'3" x 5'1" (1.60m" x 1.55m")



## Bedroom Two

11'6" x 8'8" (3.51m" x 2.64m")



## 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.

## Outside



## Material Information

Ground Rent is now £180 PA with Gateway Property Management

Service charge is £163.14 per month with Trinity Estates

Lease - 999 years - from 01/01/2008 - end - 01/01/3007 - Approx. 980 years remaining.

EPC - B - Valid Until - 10/10/2032

Council Tax Band - 2025/2026 - £1,738.54

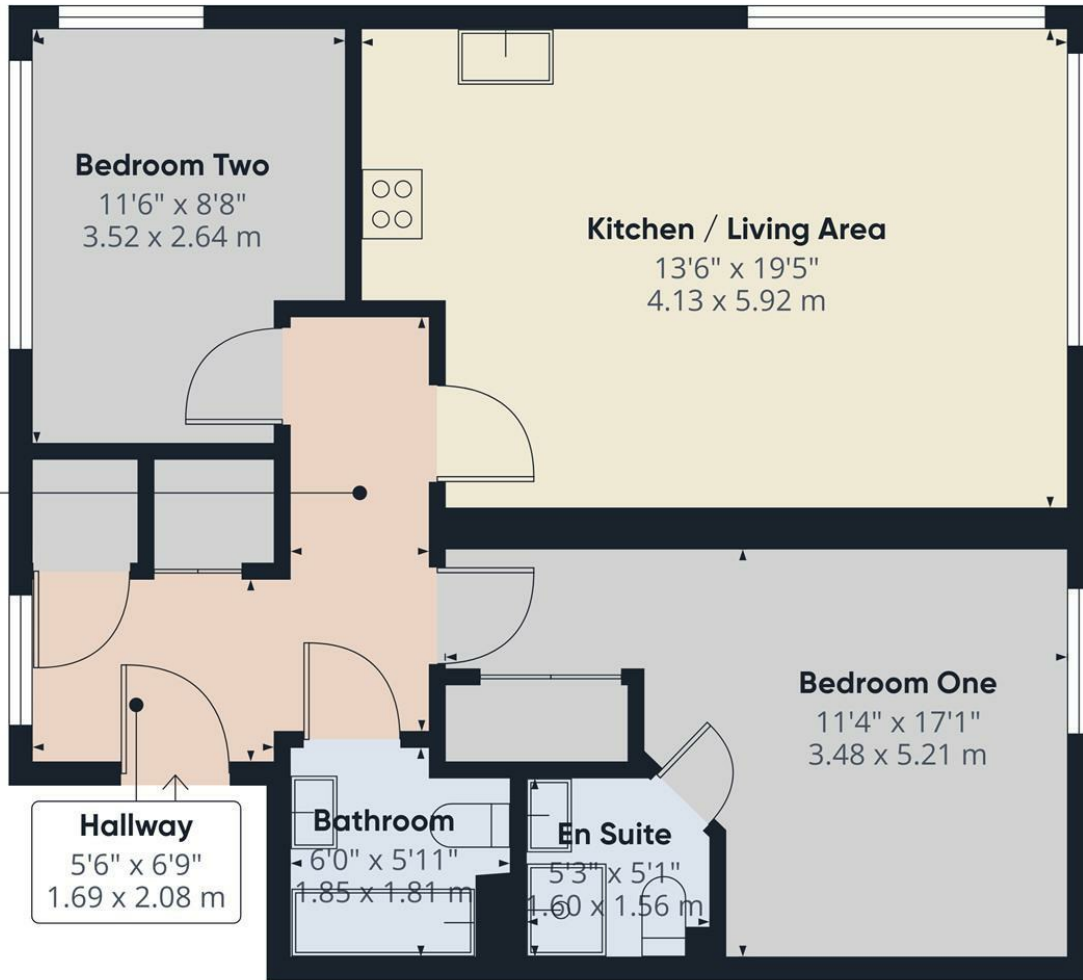
Broadband Area Coverage - Standard/Superfast - Via Ofcom

Mobile Area Coverage - Yes - Via Ofcom

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."

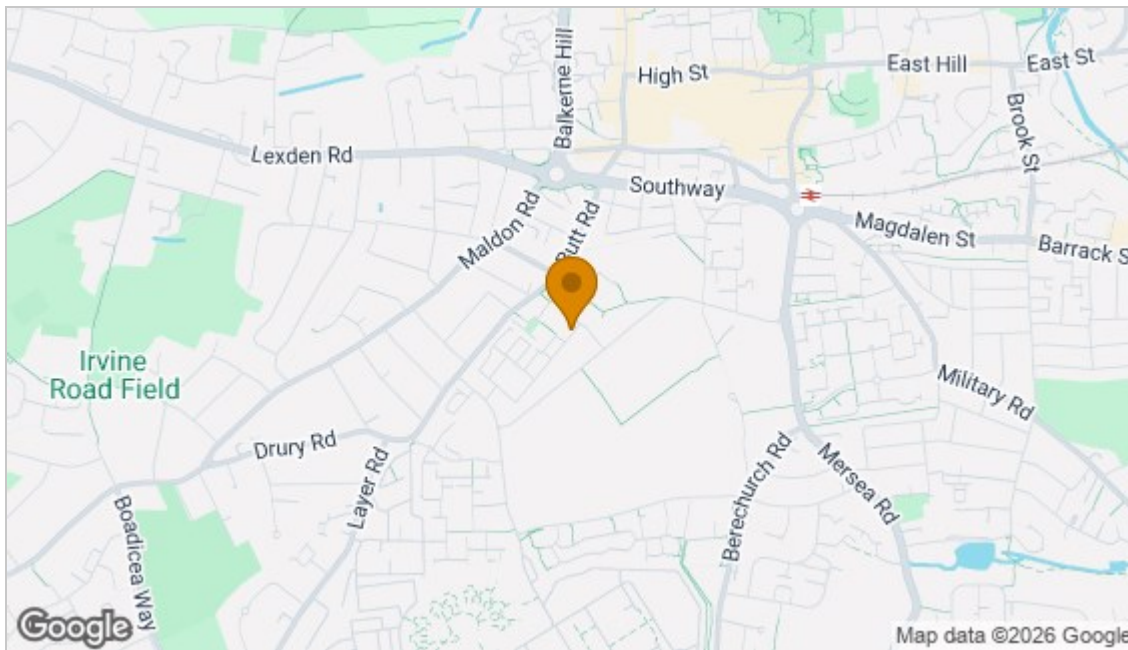


Approximate total area<sup>1)</sup>  
683 ft<sup>2</sup>  
63.4 m<sup>2</sup>

(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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</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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