



Tynedale Square, Colchester, CO4 9SN

Price £160,000

Offered for sale with NO ONWARD CHAIN, Gallant Richardson are able to bring to market this purpose built, first floor two bedroom apartment. The property benefits from an original 999 YEAR LEASE, two allocated parking spaces and could make a fantastic first purchase. The popular Highwoods development is located to the North of Colchester affording good access to the A12, Highwoods Country Park, Hospital and local shopping facilities. Being offered with vacant possession, the property could suit buyers wishing to pursue a speedy exchange of contracts and completion.

Communal Entrance:

Intercom security access system.

Reception Hall:



With airing cupboard housing lagged copper cylinder with immersion heater, door to:

Lounge:

15'8" x 11'3" (4.80 x 3.43)



French doors leading to Juliet balcony, storage heater, door to:

Kitchen:

10'5" x 7'4" (3.19 x 2.24)



Comprising worksurfaces with cupboards and drawers under and matching eye level units, inset four ring electric hob with oven beneath and extractor over, inset one and a half bowl stainless steel sink unit with mixer tap, plumbing for washing

machine, window to front, part tiling to walls, wall mounted electric fan heater.

Bedroom One:

10'11" x 10'10" (3.34 x 3.31)



Double glazed window to rear, storage heater, sliding door mirror fronted wardrobe.

Bedroom Two:

10'10" x 7'6" (3.31 x 2.31)



Double glazed window to rear, wall mounted electric convector heater.

Bathroom:

6'5" x 6'2" (1.97 x 1.88)



White three piece suite comprising panelled bath with water fall mixer tap, independent thermostatically controlled shower over and glass screen, enclosed cistern W.C. wash hand basin, tiling to walls, tiling to floor. wall mounted fan heater, extractor fan.

Parking:

To the immediate rear of the block the property comes with two allocated parking spaces.

Lease Details:

Lease length: 999 Years from 1st January 1980. 955 years remaining

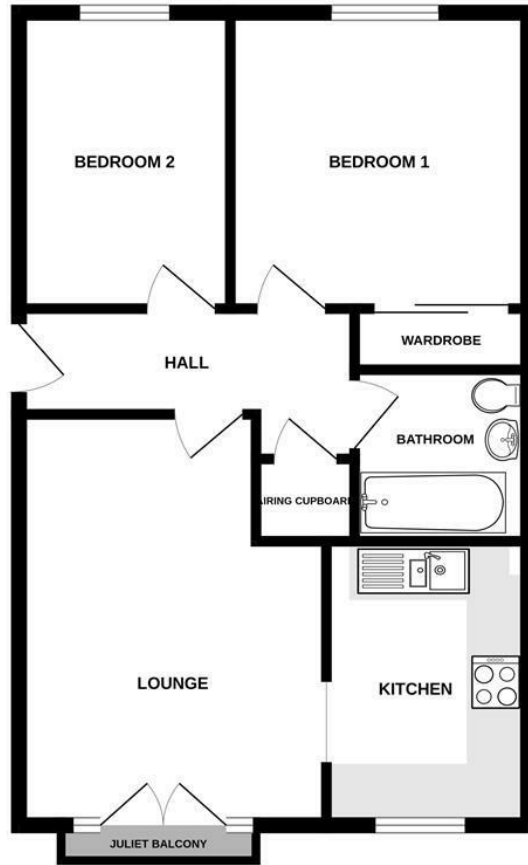
Ground Rent: £0.00 P.A.

Service Charge: £1017. P.A.

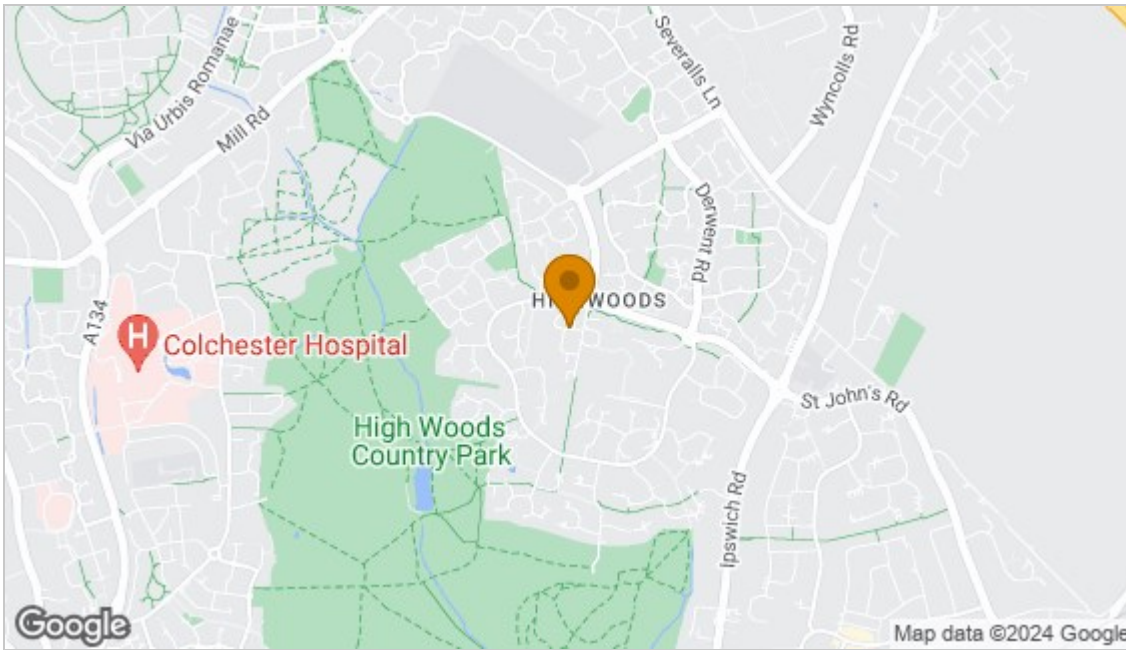
Council Tax Band: B

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.



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 ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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