



## Colchester Road, West Bergholt, CO6 3TJ

Asking price £155,000

SPACIOUS ONE BEDROOM FIRST FLOOR APARTMENT in period brewery conversion, in village location on the northern outskirts of Colchester within easy reach of Colchester North Station, with regular commuter links to London Liverpool Street and the A12. There is one double bedroom, bathroom with shower over the bath, living room with Juliet balcony, kitchen with oven, hob, integrated fridge and freestanding washing machine and a large entrance hall. The building has lift access, there is E7 electric heating and allocated and visitor parking.

### Entrance Hall

10'3" x 8'5" (3.14 x 2.57)



Built-in airing cupboard housing pressurised hot water cylinder with immersion heater, electric storage heater, entry phone

### Living Room

13'3" x 12'10" (4.06 x 3.93)



Sash window with secondary double glazing to the rear and door opening onto Juliet balcony, electric storage heater

### Kitchen

12'4" x 5'9" (3.76 x 1.76)



Sash window with secondary double glazing to the rear, fitted with a range of floor and wall mounted units and roll top work surfaces with inset one and half bowl acrylic sink unit with mixer taps over. Built in electric oven and hob, integrated fridge and free standing washing machine to remain

### Bedroom

12'3" x 7'6" (plus door recess) (3.75 x 2.29 (plus door recess))



Sash window with secondary double glazing to the side, electric storage heater

## Bathroom

8'11" x 5'11" (2.74 x 1.82)



Panel bath with shower attachment over and glass shower screen, vanity wash basin and W.C. with fitted cupboards, wall mounted electric fan heater, extractor fan

## Outside

The flat is accessed via well kept communal areas with lift access from the ground floor.

There is one allocated parking space plus there are visitors spaces available.

## LEASE

999 Year lease from 01/09/1991.

967 Years remaining

Ground Rent is Peppercorn.

Current Service Charge (to 29/02/2024): £2495.15 PA

## MATERIAL FACTS

COUNCIL TAX VIA COLCHESTER CITY COUNCIL BAND B.

WE UNDERSTAND THAT BROAD BAND IS AVAILABLE VIA BT or SKY

THERE IS LIFT ACCESS FROM THE GROUND FLOOR.

## 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 floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		71	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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