



Stephen Cranfield Close, Rowhedge, CO5 7EZ

Asking price £105,000

Offered for sale with no onward chain and in need of some modernisation and light refurbishment, this purpose built one bedroom first floor flat offers a fantastic opportunity for someone to put their own stamp on this blank canvas. With no onward chain, the property would suit buyers looking for a speedy purchase transaction. Being located in the popular riverside village of Rowhedge nestling on the tidal River Colne, the property sits within close proximity of shopping facilities, doctors surgery as well as bus routes into Colchester's city centre.

Communal Entrance Door to:

Reception Hall:

Large built in storage cupboard, airing cupboard housing lagged copper cylinder with immersion heater, storage heater, door to:

Lounge:

12'11" x 10'3" (3.95 x 3.13)



Double glazed window to front, heater, built in storage cupboard.

Kitchen:

9'10" x 8'11" (3.00 x 2.72)



Comprising worksurfaces with cupboards and drawers and matching eye level units, insert single bowl stainless steel sink unit, double glazed window to rear, extractor, part tiling to walls, electric cooker point.

Bedroom:

10'4" x 10'2" (3.15 x 3.11)



Double glazed window to front, storage heater, built in wardrobe.

Bathroom:

7'1" x 5'7" (2.17 x 1.72)



White three piece suite comprising panelled bath, wall mounted vanity basin, low level flush W.C. part tiling to walls, double glazed window to rear, extractor fan.

Study:

5'8" x 4'3" (1.74 x 1.31)

Double glazed window to rear.

Outside:



To the rear of the property is a communal garden area with gated access to the side.

Parking:

Upon entering Stephen Cranfield Close, there are parking bays allocated to the development and additional on street parking.

Lease:

Lease Length: 98 years of original 125 year lease

Service Charge: £523.22 P.A.

Ground Rent: 10.00 P.A.

Council Tax Band 'A'

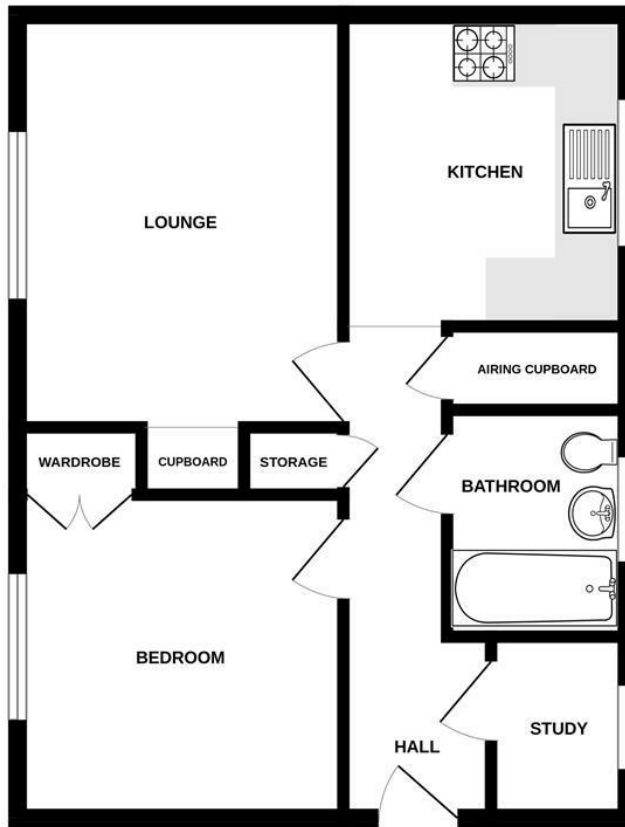
Please note there is no lift access to any floors within the building.

Disclaimer:

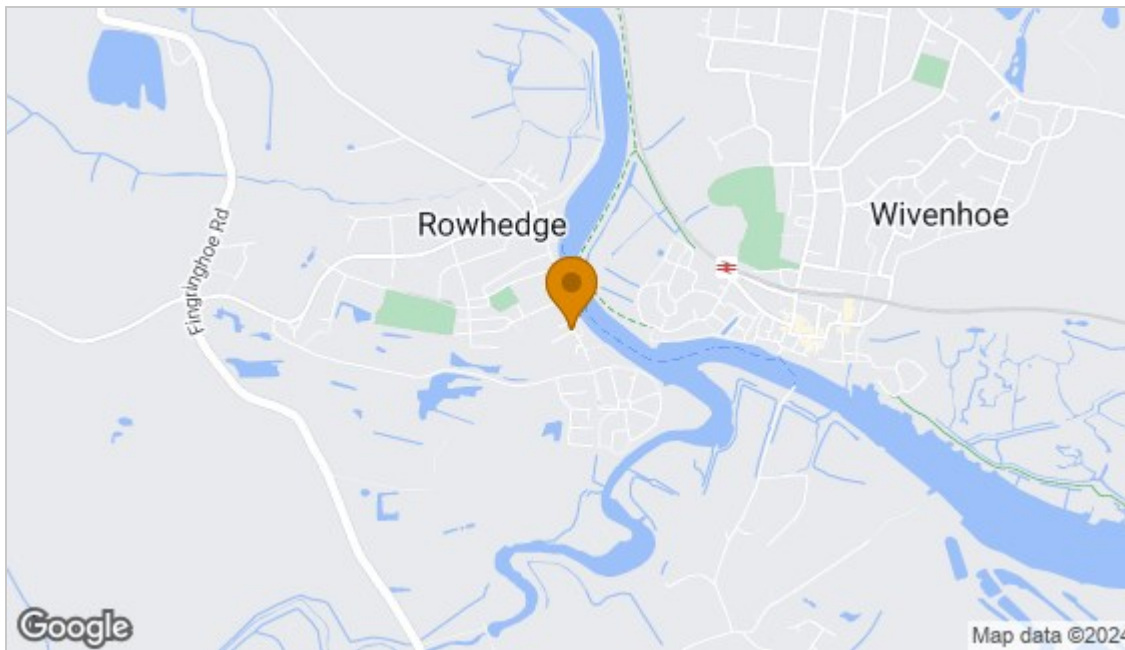
Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If

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.

FIRST 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		52	
(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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