



## Whitehall Close, Colchester, CO2 8DY

Price £130,000

Offered for sale with NO ONWARD CHAIN. This purpose built ground floor flat would make a fantastic first purchase and is just waiting for the new owner to put their stamp on it. The property benefits from an original 999 YEAR LEASE and is located in a small Cul-De-Sac of similar properties with parking, Whitehall Close is located to the South of Colchester and is within close proximity of shopping facilities and buses into Colchester's City Centre offering extensive shopping including the popular Fenwick Store, fast train services into London's Liverpool Street station.

### Communal Entrance:

With Intercom system leading into hallway with personal front door to:

### Lounge:

14'5" x 10'9" (4.40 x 3.29)



Double glazed window to front, Wall mounted electric heater, door to:

### Inner Hallway:



Further doors to:

### Kitchen:

13'1" x 5'10" (3.99 x 1.78)



Comprising worksurfaces with cupboard and drawers under and matching eye level units, inset single bowl stainless steel sink unit, with mixer tap, inset four ring electric hob with oven beneath and extractor over, freestanding fridge/freezer and washing machine to remain, part tiling to walls, double glazed window to rear, built in pantry style cupboard, airing cupboard housing lagged copper cylinder with immersion heater,

### Bedroom:

10'2" x 9'10" (3.12 x 3.01)



Double glazed window to rear, wall mounted electric heater, built in wardrobe.

### Bathroom:

7'0" x 6'6" (2.15 x 1.99)



Three piece suite comprising panelled bath with Triton T80 shower over, low level flush W.C. pedestal wash hand basin, tiling to walls, extractor fan, double glazed window to side, wall mounted electric fan heater.

### Outside:

To the rear of the property there are communal garden areas.

### Parking:

We are advised that there is provision made for parking, however spaces are not allocated.

### LEASE

Lease length: 999 YEARS FROM 01/01/1994.

Remaining Balance 969 YEARS.

Ground Rent: Peppercorn

Service Charges: £976.16 P.A.

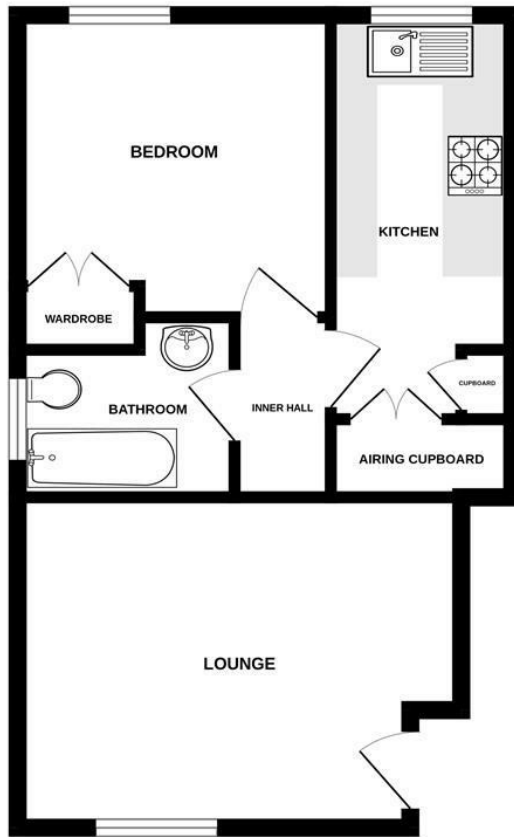
Council Tax Band 'A'

### Disclaimer:

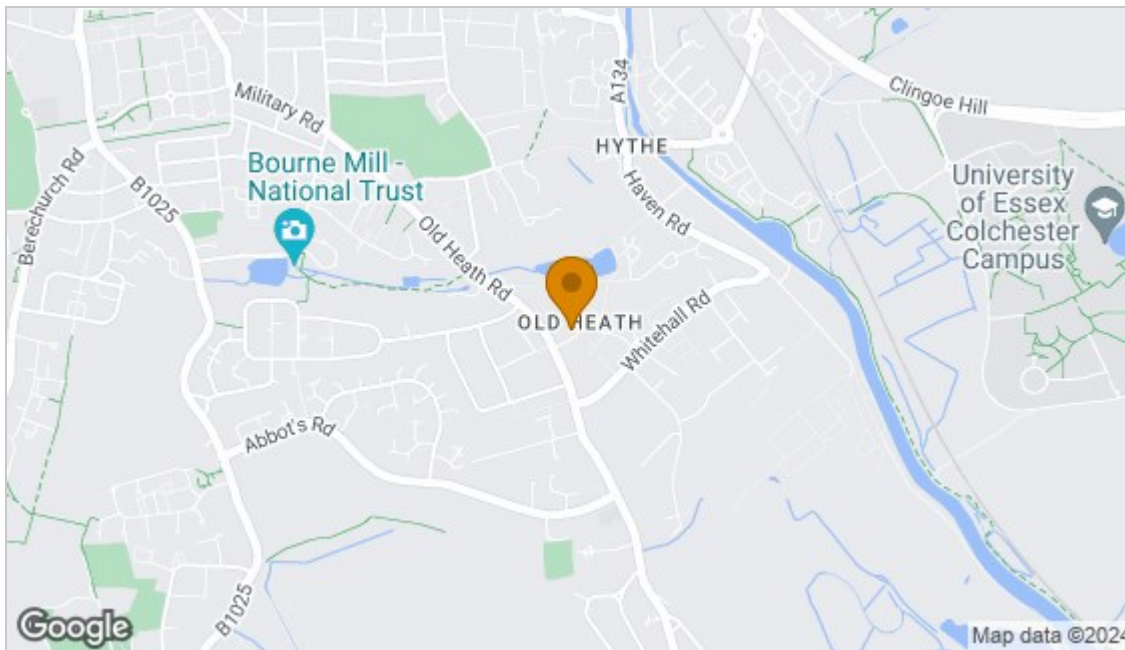
Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.



GROUND 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   |  |                         | 74        |
| (55-68) D   |  | 55                      |           |
| (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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