



Pipit Court, Stanway, CO3 8AG

Asking price £195,000

TWO DOUBLE BEDROOM ENSUITE APARTMENT WITH PARKING FOR TWO CARS. Located on the Lakelands development in Stanway, with very easy access to the A12 and close to the facilities of both Stane Park and Tollgate. The property is on the first floor and has a spacious entrance hall leading to an open plan living / dining room / kitchen, with French doors to Juliet balcony and a built-in electric oven and gas hob. Bedroom one has an en-suite with a good size walk-in shower cubicle and Bedroom two has French doors opening onto a balcony overlooking the communal gardens plus there is a family bathroom. Outside there is a covered car port plus an additional allocated parking space. There UPVC double glazing throughout and gas central heating. Offered with NO ONGOING CHAIN

Entrance Hall

14'10" x 4'3" (4.53 x 1.31)



Entryphone, storage cupboard, radiator

Living / Dining Area

15'1" x 11'10" (4.60 x 3.63)



UPVC double glazed French doors to Juliet balcony, two radiators

Living / Dining Room / Kitchen

24'2" max x 12'6" max (7.39 max x 3.83 max)



Kitchen

9'5" x 6'9" (2.88 x 2.06)



UPVC double glazed window to the front. Fitted with a range of floor and wall mounted units and worksurfaces with inset stainless steel, one and half bowl sink unit with mixer taps over. Built in electric oven and four ring gas hob with stainless extractor hood over. Wall mounted gas boiler located in cupboard providing hot water and central heating. Electric fan heater, space and plumbing for washing machine, dishwasher and fridge freezer.

Bedroom One

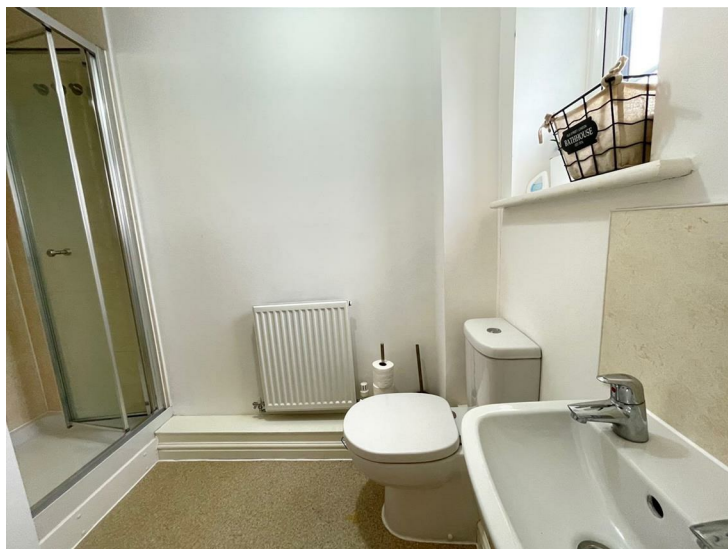
11'3" x 9'9" (3.45 x 2.99)



UPVC double glazed window to the rear, radiator

En Suite

8'4" x 5'2" max (2.55 x 1.60 max)



UPVC double glazed window to the rear, tiled shower cubicle with folding glass doors, pedestal wash basin and low level WC. Radiator, extractor fan.

Bedroom Two

12'9" x 8'10" (3.91 x 2.71)



UPVC double glazed French doors opening onto a balcony, radiator

Bathroom

6'10" x 6'5" (2.09 x 1.96)



UPVC double glazed window to the front, suite comprising of paneled bath, pedestal wash basin and low level WC, radiator, extractor fan

Car Port and Parking



Covered car port with additional allocated space in front.

LEASE

125 Year lease from 01/01/2014.

114 Years remaining.

Ground Rent: Currently £350 PA

There is an escalation clause in the lease where the ground rent increases by £100 PA every 10 years with the next increase due in 2034.

Service Charges: Currently £ 2232.87 PA

MATERIAL INFORMATION

LEASEHOLD. FIRST FLOOR.

BRICK & BLOCK CONSTRUCTION.

Colchester City Council.

Council Tax Band B.

Mains electricity, gas, water and drainage / sewerage are all connected.

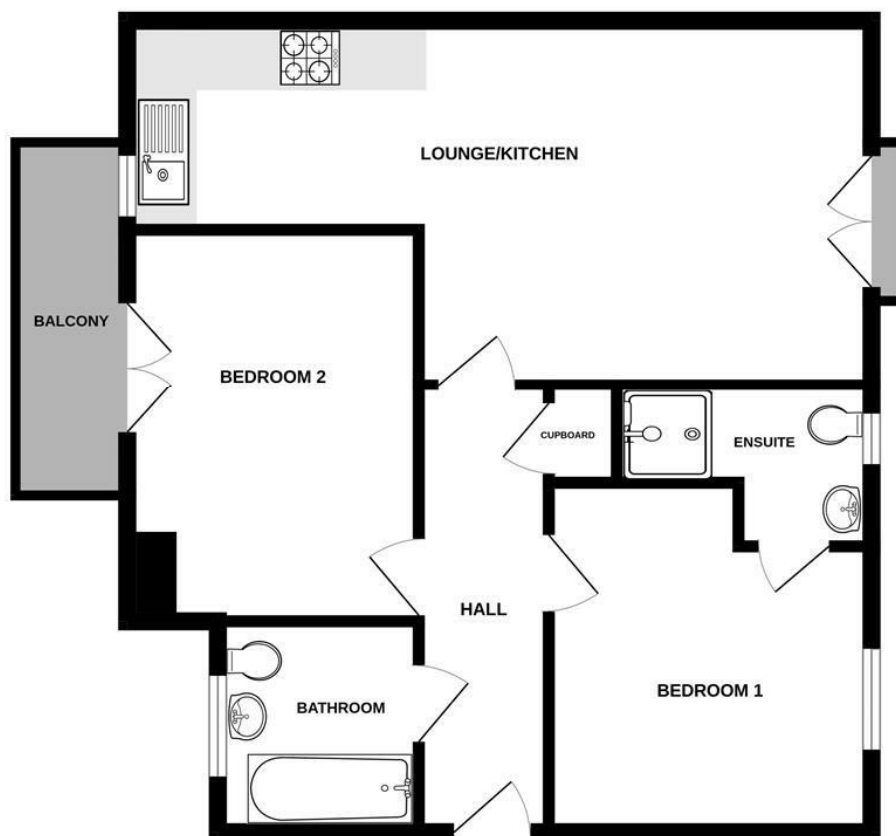
We believe normal broadband is available via a BT Openreach line or via cable with Virgin Media, please check:

<https://www.broadbandspeedchecker.co.uk/broadband-speed-in-my-area.html>

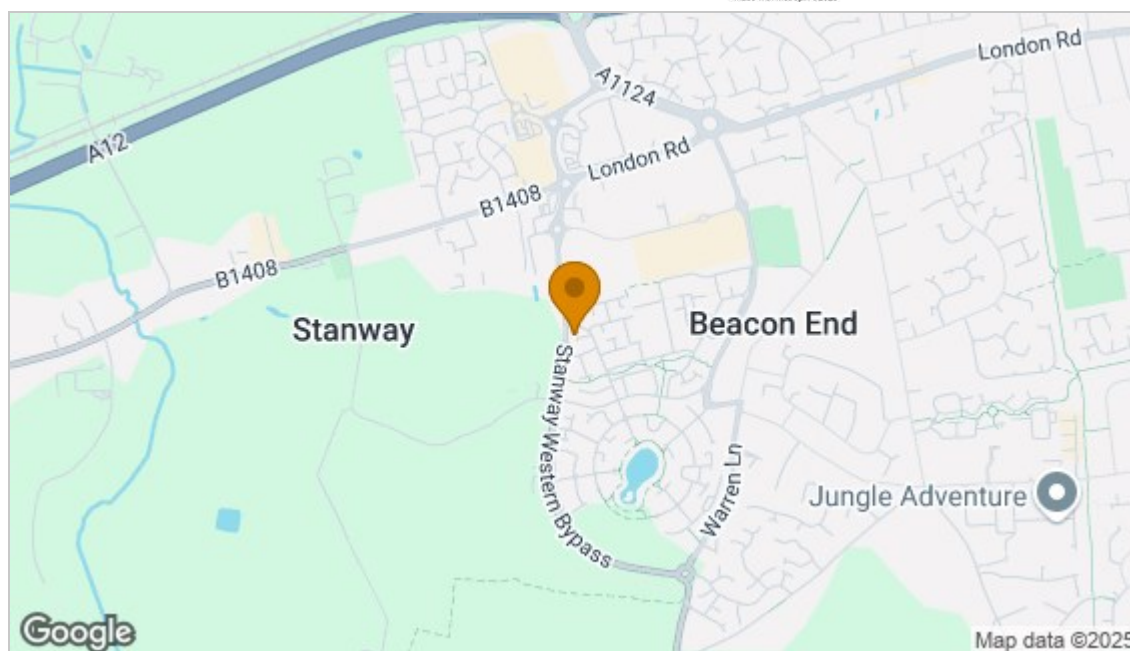
We believe normal mobile phone coverage is available but please check with your supplier.

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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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