



Hunting Gate, Colchester, CO1 2XE

Price £120,000

ONE BEDROOM FIRST FLOOR MAISONETTE WITH PRIVATE GARDEN AND PARKING. This purpose built property has had replacement double glazing installed and sits within close proximity of Essex University and a large Tesco superstore, as well as local shopping facilities and The Hythe train station. Additionally there are frequent bus services into Colchester City Centre. OFFERED WITH NO ONWARD CHAIN.

Entrance:



Personal entrance door to reception area with stairs ascending to first floor.

First Floor Landing:



Double glazed window to side, wall mounted electric heater, built in storage cupboard, airing cupboard housing lagged copper cylinder with immersion heater, shelving over, doors to:

Lounge:

11'6" x 11'6" (3.52 x 3.51)



Double glazed window to rear, dual element storage heater with convector, door to:

Kitchen:

11'9" x 6'10" (3.60 x 2.10)



Comprising of worksurfaces with cupboards and drawers under and matching eye level units, tiled splash backs, double glazed window to front, electric cooker point, inset single bowl stainless steel sink unit, plumbing for washing machine, extractor fan.

Bedroom:

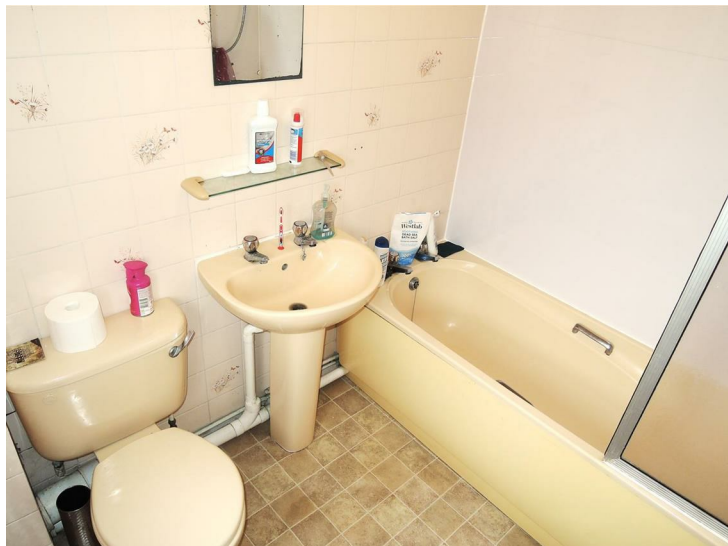
11'9" x 8'3" (3.60 x 2.54)



Double glazed bay window to front, storage recess across stairs, storage heater.

Bathroom:

6'11" x 5'7" (2.13 x 1.71)



Three piece suite comprising of a panelled bath With Triton T80 shower over, low level flush W.C. pedestal wash hand basin, double glazed window to side, tiling to walls, extractor fan.

Garden and Parking:

35'1" (10.7)

Being enclosed by wooden fence panelling and predominantly laid to lawn. To the front of the property there is allocated parking.

LEASE

Lease: 125 years until 01/09/2113.

88 Years unexpired

Ground Rent: £60.00 P.A. Fixed.

Current Service Charge: £981.66 PA

MATERIAL INFORMATION

Colchester City Council

Council Tax Band: A

Leasehold

No onward Chain sale

Standard brick faced construction with tiled roof.

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

There is no gas connection.

Broadband speeds: 16 - 1000 Mbps

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.

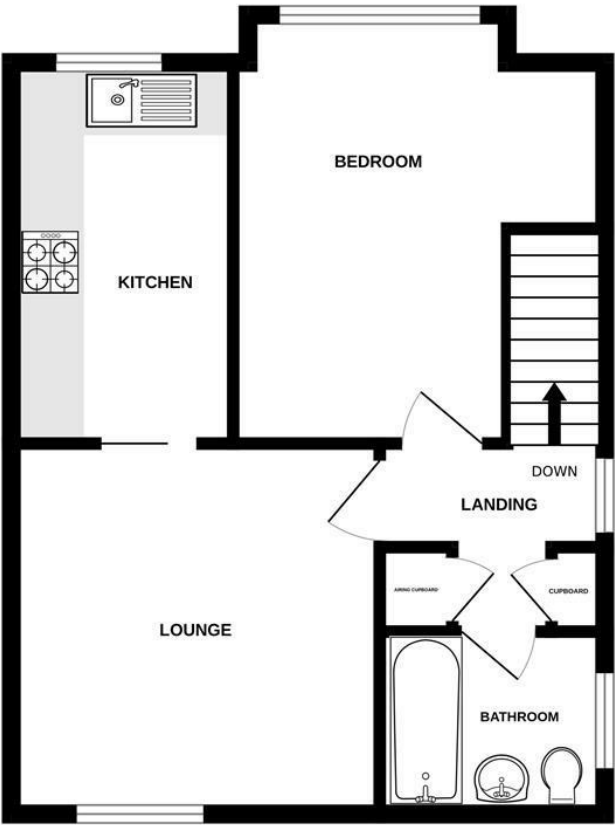
ANTI MONEY LAUNDERING

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you, directly to Lifetime Legal, in advance of us issuing a memorandum of sale and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks. This fee is non-refundable under any circumstances.

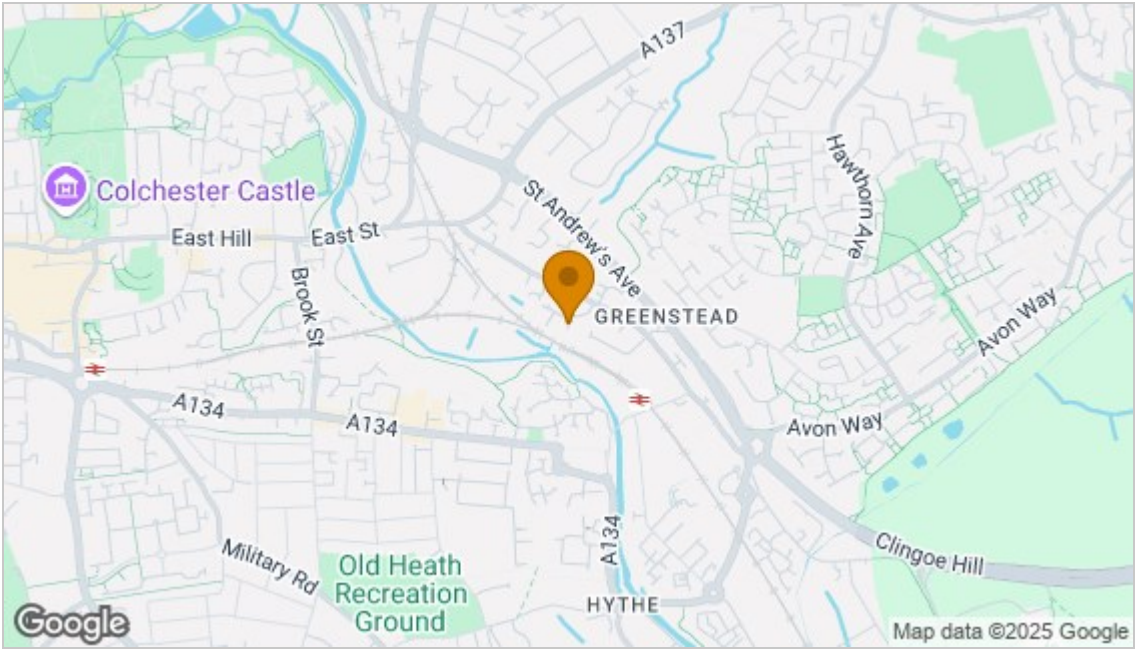
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Disclaimer:

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	72
EU Directive 2002/91/EC		
England & Wales		
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		
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