



## Tynedale Square, Highwoods, CO4 9TJ

Guide price £120,000

GUIDE PRICE £120,000 TO £125,000, ONE BEDROOM GROUND FLOOR FLAT. Good access to the Colchester Business Park and the A12. Entrance hall with entry phone, spacious living room with Juliet balcony, double bedroom with fitted wardrobe, kitchen with fitted oven, hob and extractor hood, bathroom with shower over the bath, UPVC double glazing, Economy 7 heating, allocated parking. There is a reliable, long standing tenant in residence. tenant in residence until 03/07/2025 paying £700 pcm, who would like to stay on if the property is sold to a landlord - an ongoing Rent Guarantee is available if management is continued with Gallant Richardson.



### Entrance Hall

8'5" x 2'10" (2.59 x 0.87)



Electric storage heater, entry phone

### Living Room

15'4" x 10'4" (4.68 x 3.16)



UPVC double glazed French doors opening onto a Juliet balcony and further UPVC double glazed window to the side, electric combination storage / convector heater

### Kitchen

9'10" x 7'2" (3 x 2.2)



UPVC double glazed window to the rear, fitted with a range of floor and wall mounted units and roll top work surfaces with inset stainless steel sink. built-in electric oven and hob with extractor over, plumbing and space for washing machine. Built-in airing cupboard housing hot water cylinder, wall mounted fan heater.

### Bathroom

6'5" x 6'2" (1.96 x 1.89)



UPVC double glazed window to the side, panel bath with electric shower over, pedestal wash basin and low level WC, wall mounted fan heater.

## Bedroom

9'7" x 7'9" (2.94 x 2.37)



UPVC double glazed window to the rear, built-in wardrobes with sliding mirror doors, wall mounted electric convector heater.

## OUTSIDE

There is one allocated parking space, communal gardens and a bin store

## LEASE

Lease start: 01/01/1980 for 999 years.

955 years remaining

Ground rent: Peppercorn and never collected

Current Service charge: £114 per month

## MATERIAL INFORMATION

LEASEHOLD

COLCHESTER CITY COUNCIL - COUNCIL TAX BAND A.

Mains electricity, water and sewage are all connected.

No gas.

We believe normal broadband is available via a BT Openreach line 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.

There is one allocated parking space.

## TENANCY

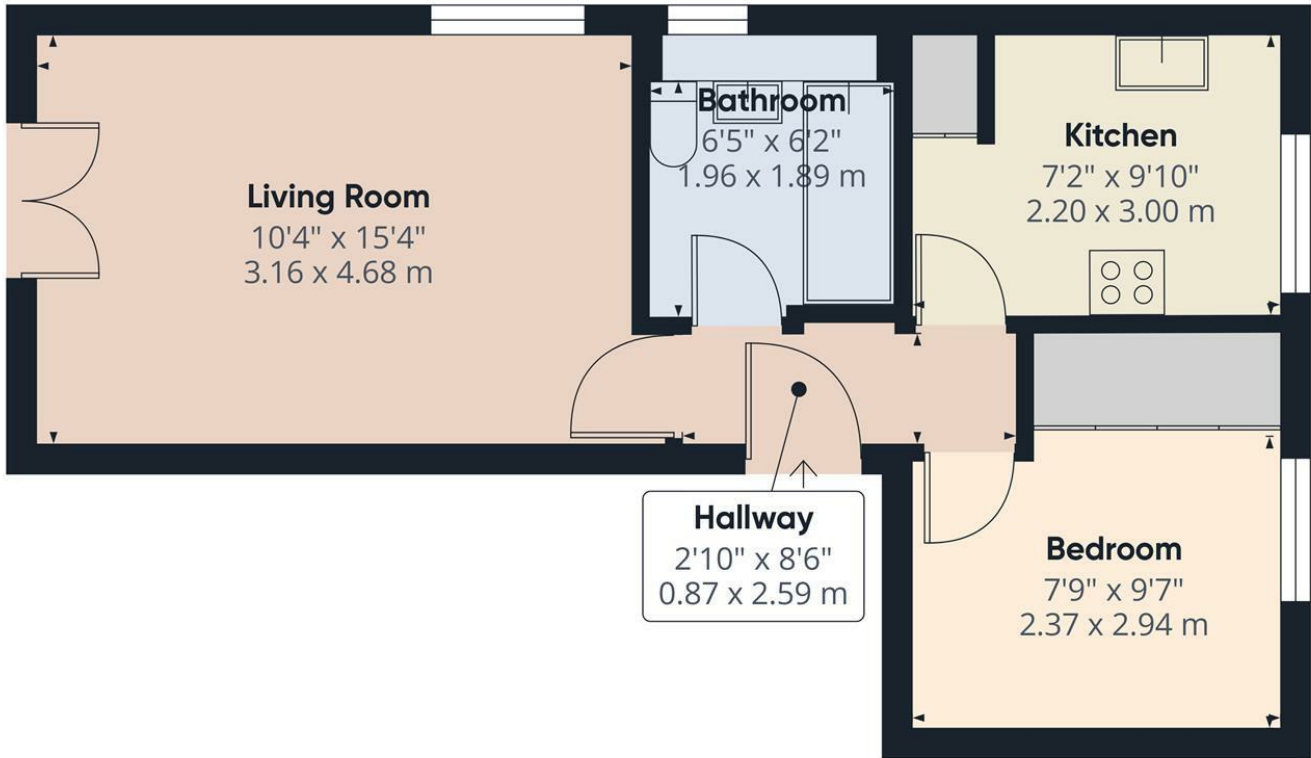
The property is occupied by a reliable, long standing tenant in residence paying who is happy to stay on. The current tenancy is at £700.00 PCM on a fixed term until 03/07/2025 with a rent guarantee in place if the purchaser continues with property management by Gallant Richardson. However, the property can be offered with vacant possession.

## 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.

## 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.



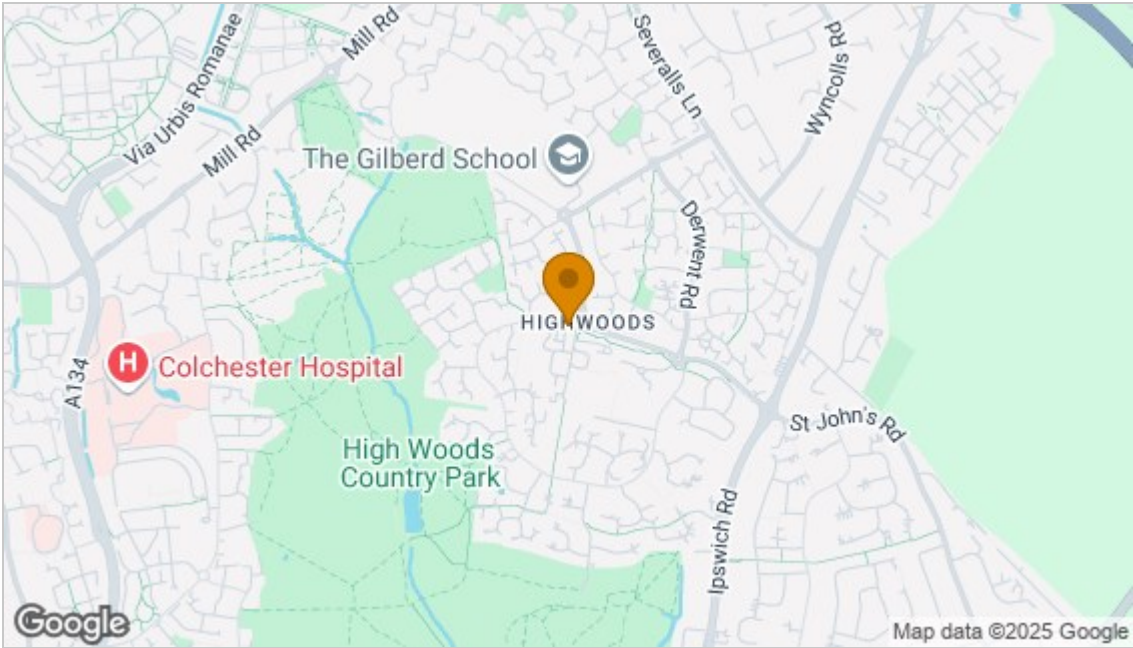
Approximate total area<sup>(1)</sup>  
390.85 ft<sup>2</sup>  
36.31 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
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