

## Bradford Drive, Colchester, CO4 5ZB

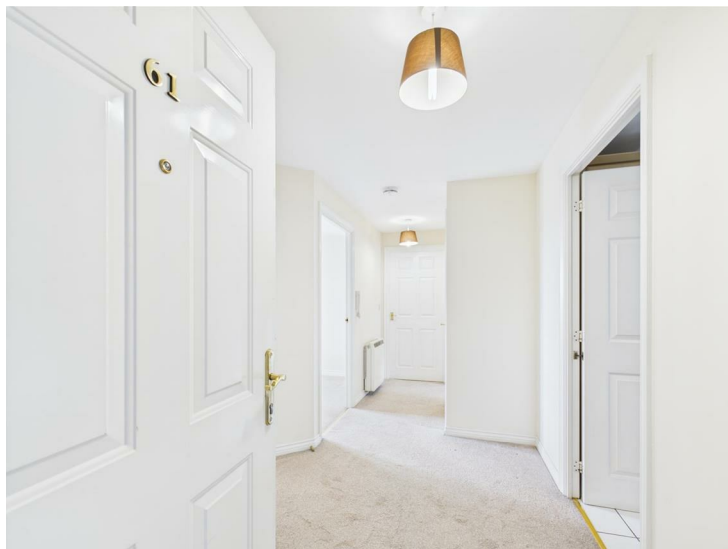
Asking price £165,000

NO ONWARD CHAIN TWO BEDROOM SECOND FLOOR FLAT WITHIN EASY WALKING DISTANCE OF COLCHESTER GENERAL HOSPITAL AND NORTH STATION with mainline to London Liverpool Street and Colchester General Hospital. Property comprises of kitchen with integrated fridge freezer, washer/ dryer, dishwasher and built-in double oven and ceramic hob, good size living room, bathroom with shower over bath, spacious hallway, electric heating. To the ground floor the property has its own carport and secure store room.



### Hallway

5'9" x 14'11" (1.77 x 4.56)



Electric storage heater, storage cupboard, intercom, doors leading to all rooms

### Kitchen

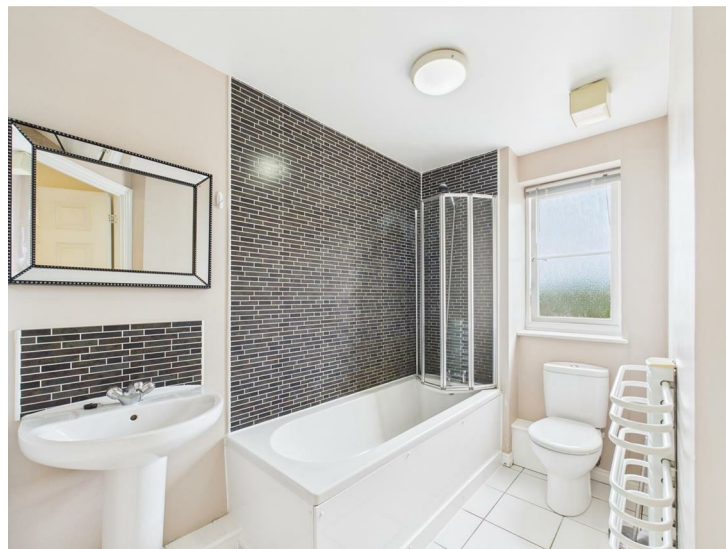
8'7" x 8'8" (2.64 x 2.66)



Double glazed window, floor and wall mounted cupboard units and drawers with roll top work surfaces, built in double electric oven with ceramic hob and extractor fan over, stainless steel half bowl sink and drainer with mixer tap, integrated fridge freezer, washer/ dryer and dishwasher

### Bathroom

8'5" x 5'3" (2.58 x 1.61)



Double glazed frosted window, heated towel rail, low level WC, paneled bath with mixer taps and shower over, pedestal wash hand basin

### Living Room

11'0" x 14'10" (3.37 x 4.53)



Two double glazed windows, electric storage heater

### Bedroom One

11'3" x 8'8" (3.44 x 2.65)



Double glazed window, electric storage heater

### Bedroom Two

7'7" x 9'4" (2.33 x 2.87)



Double glazed window, electric storage heater

### Carport



Lighting and door to:

### Storage Room

6'3" x 11'7" (1.92 x 3.54)



Double glazed frosted window, lighting

### Lease

150 Year lease from 1st September 2005.

130 Years remaining.

Ground Rent: Currently £202.34 PA, review due September 2025.

Service Charges: Currently £1,429.62 PA

### Material Information

LEASEHOLD. SECOND FLOOR

Colchester City Council

Council Tax Band B

Leasehold

No onward Chain sale

Standard brick faced construction with tiled roof.

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

Broadband speeds: 9 - 64 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>

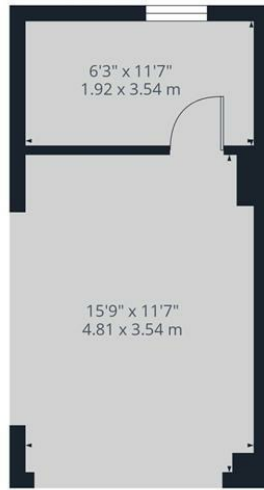
We believe normal mobile phone coverage is available but please check with your supplier.

### Disclaimer

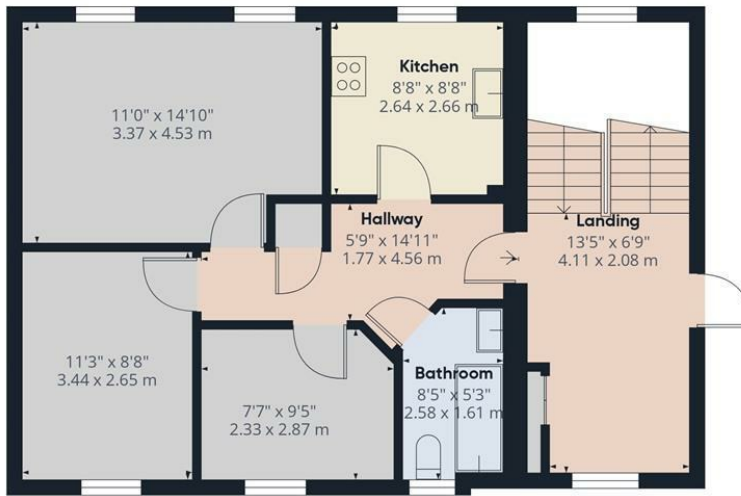
Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars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



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
895 ft<sup>2</sup>  
83.3 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		
(81-91) B		
(69-80) C		
(55-68) D		
(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		
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