



New Kiln Road, Colchester, CO3 3QL

£100,000

NO ONWARD CHAIN. ONE BEDROOM first floor flat in Lexden. Walking distance of Colchester City Centre and with easy access to Colchester North Station. The property has gas central heating and double glazing. The accommodation consists of a living room, double sized bedroom, kitchen and entrance hall with large storage cupboard. Outside there are communal gardens.

Entrance Hall



Radiator, doors to:

Hall storage Cupboard

Housing Gas and Electric Meters and Fuse Box

Kitchen

9'5" x 7'6" (2.877 x 2.3)



Wall mounted 'BAXI' Gas combi boiler, stainless steel single bowl, single drainer sink unit, uPVC Double Glazed window to front.

Living Room

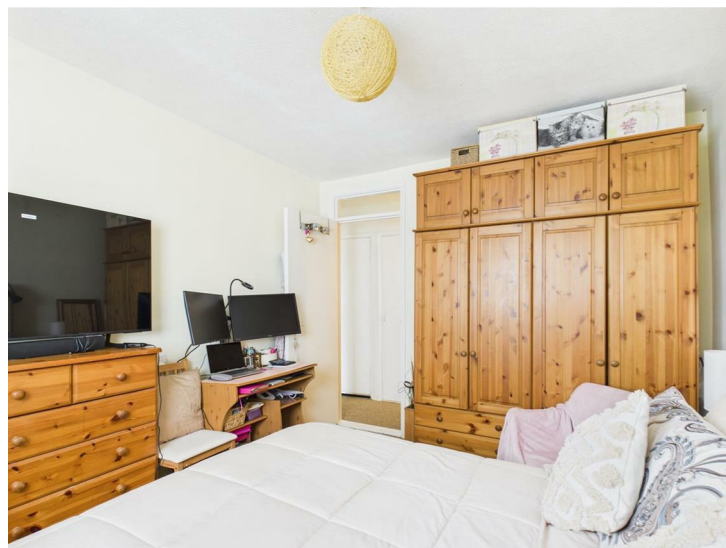
12'10" x 12'0" (3.912 x 3.658)



Radiator, uPVC Double Glazed window to Rear.

Bedroom

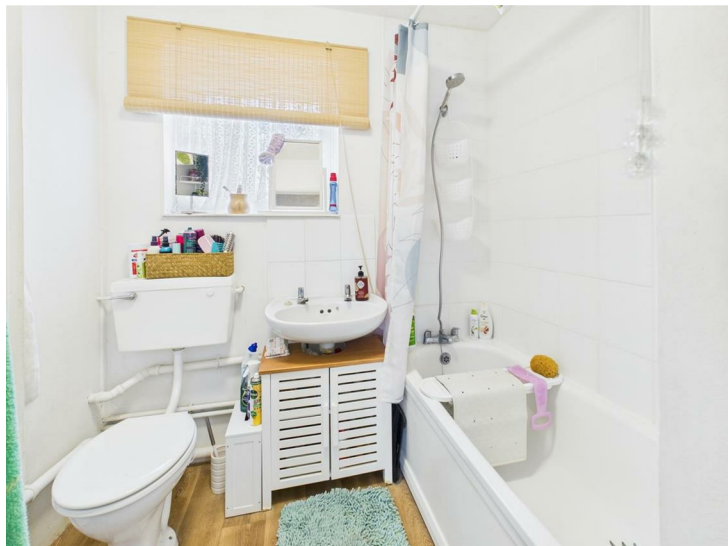
11'11" x 10'0" (3.647 x 3.072)



Radiator, Double Glazed window to Rear.

Bathroom

7'11" x 6'2" (2.422 x 1.89)



White bathroom suite comprising, panelled bath with mixer taps and shower attachment, pedestal wash hand basin, low level WC, Radiator, built in storage cupboard housing plumbing for washing machine/tumble dryer etc.

LEASE

125 years from 14/07/2023

103 years remaining.

Ground Rent fixed at £10.00 PA.

Current Service Charge £795.81 PA

The sellers have made us aware that there is a pending expense for the property where the freeholder will be replacing the roof. Final figures are not yet confirmed but the share of the expense is expected to be in the region of £2500.

Material Information

Colchester City Council

Council Tax Band A

Leasehold

No onward Chain sale

Standard brick faced construction with tiled roof.

The sellers have made us aware that there is a pending expense for the property where the freeholder will be replacing the roof. Final figures are not yet confirmed but the share of the expense is expected to be in the region of £2500.

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

Broadband speeds: 11 - 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.

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.



Approximate total area⁽¹⁾

44.1 m²
474 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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		
		77
	63	
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		
EU Directive 2002/91/EC		
England & Wales		

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.