



## Berechurch Road, Colchester, CO2 9PU

£195,000

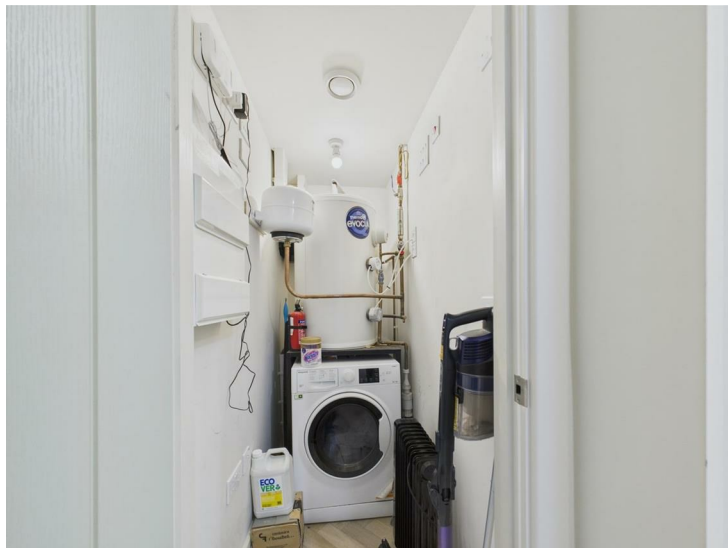
TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT with lift access, located on Berechurch Road within easy access of the City Centre, yet in walking distance of open parkland and countryside. Fully renovated and refitted in 2021 the property has a comfortable, contemporary feel throughout with an open plan living / dining area and superb fitted kitchen with built in oven, hob and extractor hood and integrated washer dryer, fridge and freezer. Large floor to ceiling windows in the living room and principle bedroom allow for plenty of natural light. There is an allocated parking space plus visitors parking available and a communal garden with external fitness equipment.

### Entrance Hall

14'0" x 3'5" (4.29 x 1.05)

Laminated flooring, electric radiator, door to utility cupboard plus separate built-in cloaks cupboard

### Utility Cupboard



Large walk in storage cupboard with plumbing and space for washing machine, pressurised hot water water cylinder.

### Living Room

16'0" x 10'0" (4.88 x 3.05)

Full height floor to ceiling windows to both the rear and side, laminated flooring, combination electric storage / convector heater.

### Kitchen / Breakfast Room

12'1" x 7'0" (3.70 x 2.14)

Window to the side, fitted with a range of floor and wall mounted units and work surfaces with inset stainless steel sink unit with mixer taps over. Built in oven, hob and extractor hood and integrated washer dryer, fridge and freezer. Breakfast bar, laminated flooring, electric fan heater

### Bedroom One

12'10" x 10'3" (3.93 x 3.13 )

Full length floor to ceiling window to the rear, laminated flooring, electric heater

### Bedroom Two

12'10" x 7'8" (3.92 x 2.36)

Window to the rear, electric heater

### Bathroom

6'8" x 5'6" (2.05 x 1.69)

Fitted with contemporary suite comprising, paneled bath with shower over and glass shower screen, hand basin, low level WC, heated towel rail.

### Outside



There is an allocated parking space plus visitors parking available.

To the rear of the building is a communal garden area with outdoor fitness equipment.

### LEASE

199 Year Lease from 01/03/2021

194 Years remaining.

Ground Rent currently £165.00 PA - there is a review clause on this based on RPI every 10 years.

Service Charges are currently £1,714.00 PA.

As notified by the current owner in good faith.

### Material Information

Colchester City Council

Council Tax Band B (For 2025/26 this is £1,673.75)

Leasehold

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

There is no gas connected.

Broadband speeds: Currently 70 Mbps, but the owner believes faster packages are available.

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

There is no cable connection to the building.

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.

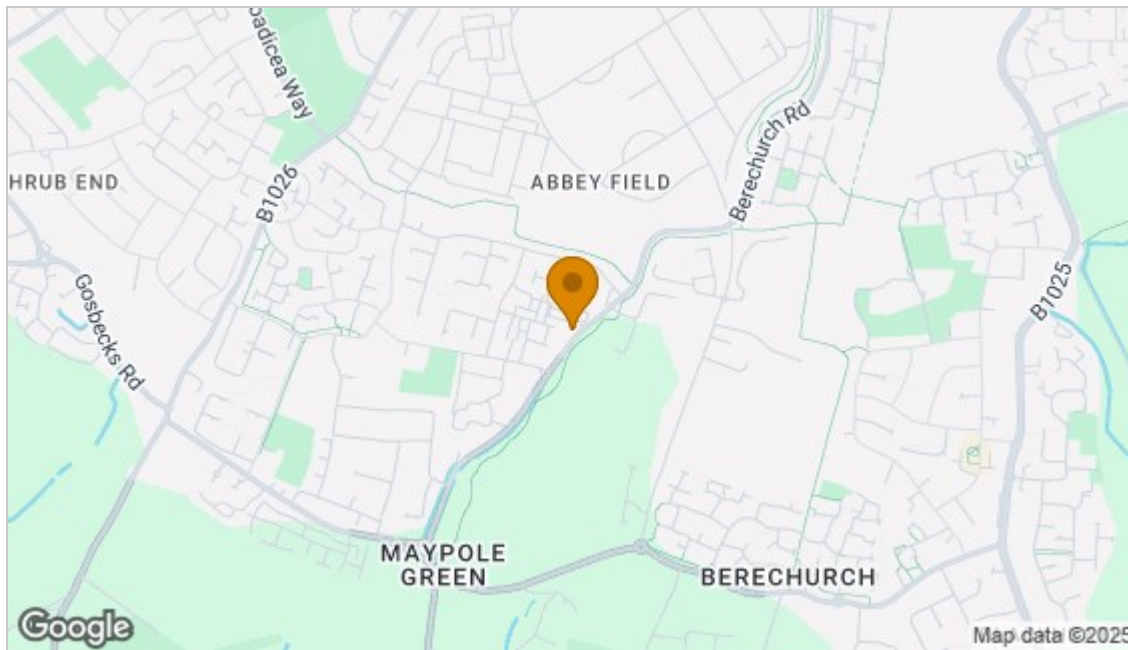
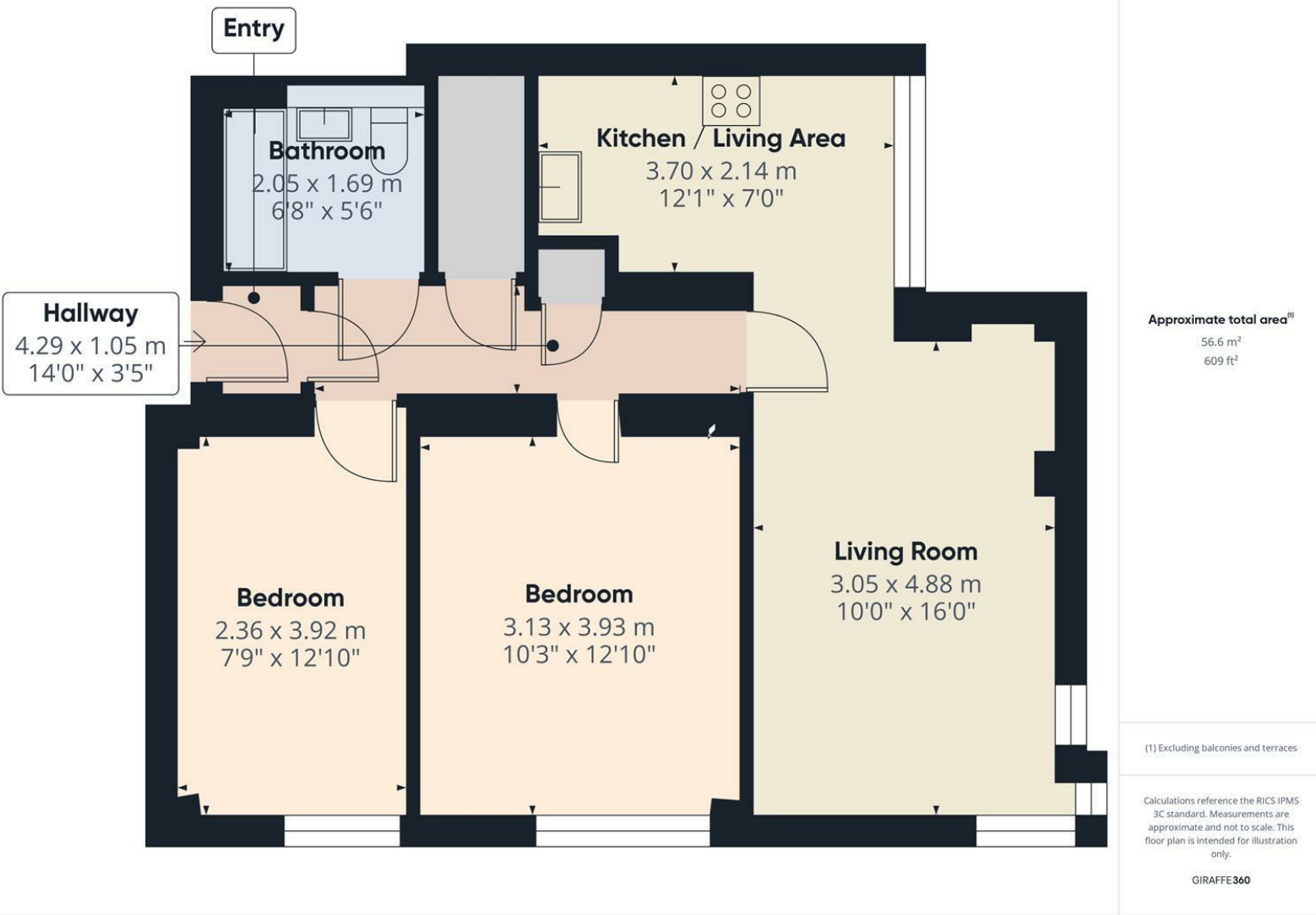
It is a mandatory requirement for Sales and Letting agents to be part of a redress scheme, we are members of TPO (The Property Ombudsman), a government approved redress scheme.

## 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.



| 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                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |

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