



Orchard Gardens, Ipswich Road, Colchester, CO4 0XB

Guide price £150,000

GUIDE PRICE £150,000 to £170,000. Being sold with NO ONWARD CHAIN, we are able to offer for sale this purpose built bungalow located on the popular Orchard Gardens over 55's complex. Orchard Gardens offers private apartments and bungalows that are tucked away, yet still within close proximity of access routes and a wide variety of local shopping outlets. The complex offers a range of communal facilities to include a residents communal lounge, laundry facilities, and guest accommodation. To the rear of the property is a private garden as well as wider communal gardens. In addition there is a communal residents parking area.

Personal double glazed entrance door:

Reception Hall:



Electric heater, large built in storage cupboard, access to loft space, airing cupboard housing lagged cylinder with immersion heater, door to:

Lounge:

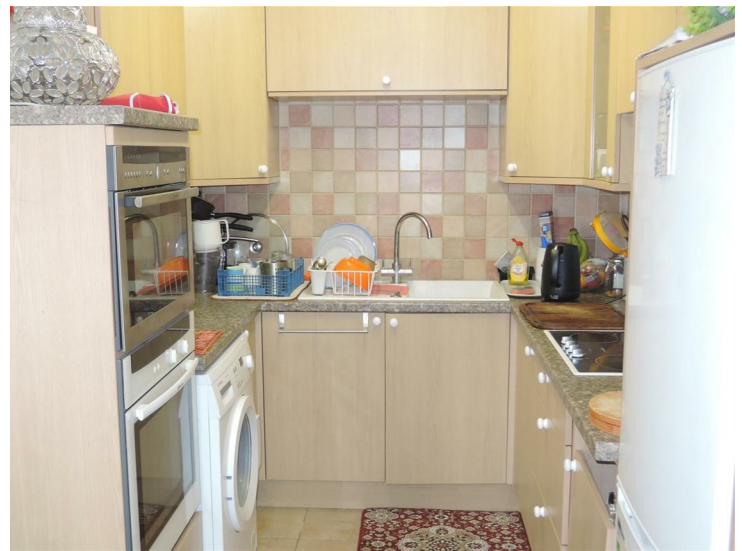
17'0" x 11'3" (5.19 x 3.43)



Electric heater, double glazed upvc patio doors leading out to garden, double glazed bay window to rear, intercom door receiver, pull cord, open plan walkthrough to:

Kitchen:

7'1" x 6'10" (2.18 x 2.10)



Comprising of worksurfaces with cupboards and drawers under and eye level units, inset acrylic sink with mixer tap, inset four ring electric hob, eye level dual oven, tiled splash backs, plumbing for washing machine, extractor hood, extractor fan, tiled floor.

Bedroom:

11'4" x 9'10" (3.46 x 3.01)



Double glazed window to front, pull cord.

Shower Room:
6'6" x 6'3" (1.99 x 1.91)



With tiled shower cubicle with Triton T80 independent shower, pedestal wash hand basin, low level flush W.C. tiling to walls, extractor fan, wall mounted fan heater.

Gardens:



To the immediate rear of the property is a private courtyard area with communal gardens beyond providing outside space.

Lease:

Lease Length: 125 years from 1st April 1988- 88 Years remaining.

Ground rent: £ 0.00.

Service Charge: £2162.09 P.A.

Material information:

LEASEHOLD

Council Tax band 'B'-Colchester City Council

Orchard Gardens is an over 55's retirement complex with on-site and out of hours managers available. We understand the parking and outside areas to be communal. Additional communal facilities are provided within the main building.

Mains electricity, water and sewerage are all connected.

Broadband is available by phone line.

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.

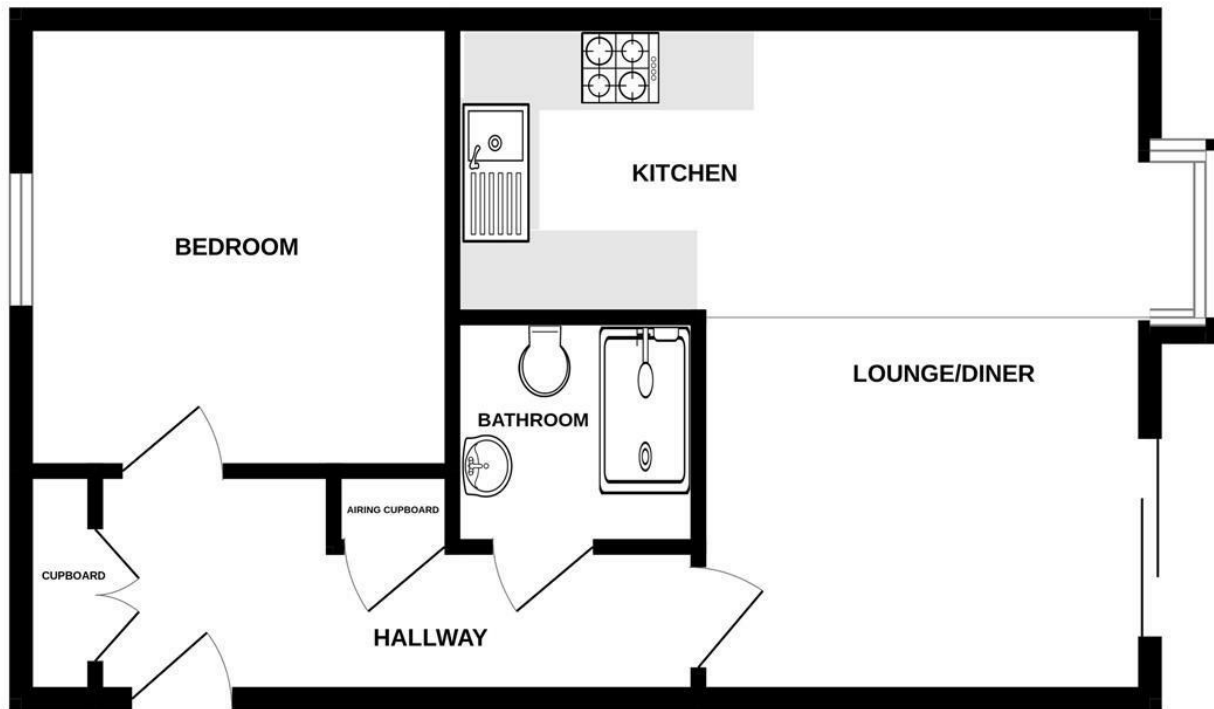
AML Legislation

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

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.

GROUND FLOOR



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			91
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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			
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