

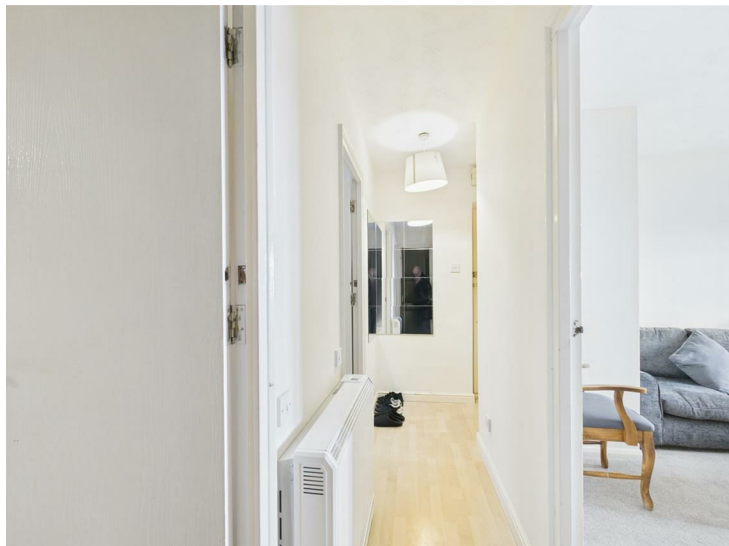


Brinkley Place, Colchester, CO4 5UX

£165,000

NO ONWARD CHAIN. TWO DOUBLE BEDROOM TOP FLOOR APARTMENT situated close to Colchester General Hospital and within walking distance of Colchester North Station, kitchen with built-in oven and hob and free standing fridge freezer & washing machine to remain, bathroom with shower over bath, UPVC double glazing, allocated parking, economy 7 heating, communal gardens.. The property is offered with vacant possession but is currently occupied by reliable tenants paying £850 pcm who would be interested in staying on if the purchaser is a landlord investor - if management is continued with Gallant Richardson then a rent guarantee would be available.

Entrance Hall



Entry phone, electric storage heater, laminated wooden flooring

Living Room

16'3" max x 11'10" max (4.97 max x 3.62 max)



UPVC double glazed bay window to the rear, overlooking the communal garden, electric storage heater

Kitchen

10'5" x 6'4" (3.2 x 1.95)



UPVC double glazed window to the rear, fitted with comprehensive range of white fronted wall and base units with black marble effect roll top work surfaces with inset sink unit with mixer taps over. Built-in electric oven and ceramic hob. Free standing Fridge Freezer and Washing Machine to remain. Built-in cupboard housing the hot water cylinder with storage over.

Bedroom One

12'2" x 10'7" (3.72 x 3.23)



UPVC double glazed window to the front, electric panel heater

Bedroom Two

12'2" x 7'6" (3.72 x 2.31)



UPVC double glazed window to the front, electric panel heater

Bathroom

6'2" x 6'2" (1.89 x 1.88)



Paneled bath with electric shower over and glass shower screen, vanity unit with wash basin and low level WC, ceramic tiled floor and walls, wall mounted electric fan heater

LEASE

999 Year lease from 01/01/1980

954 Years remaining.

No Ground Rent (Peppercorn)

Service Charges: Currently £1558.99 PA

TENANCY

The property can be sold with vacant possession, However, there are reliable, long standing tenants in residence who are happy to stay on. The current tenancy is at £850.00 PCM on a fixed term until 19/05/2025. A rent guarantee is available if the purchaser continues with property management with Gallant Richardson.

MATERIAL INFORMATION

LEASEHOLD. FIRST FLOOR.

BRICK & BLOCK CONSTRUCTION.

Colchester City Council.

Council Tax Band B.

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

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.

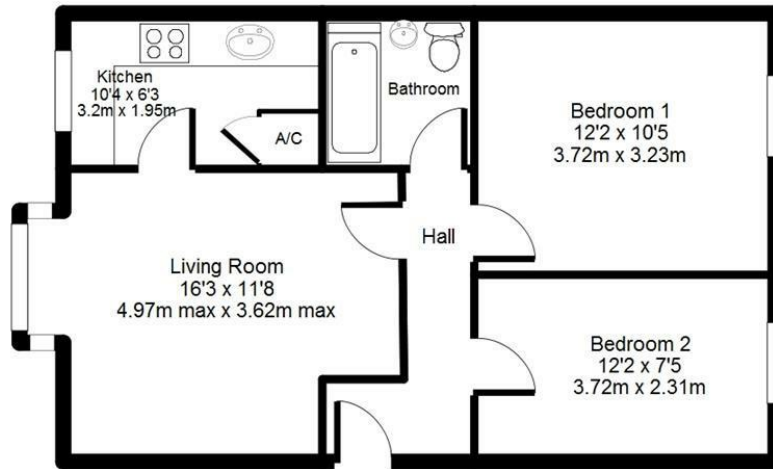
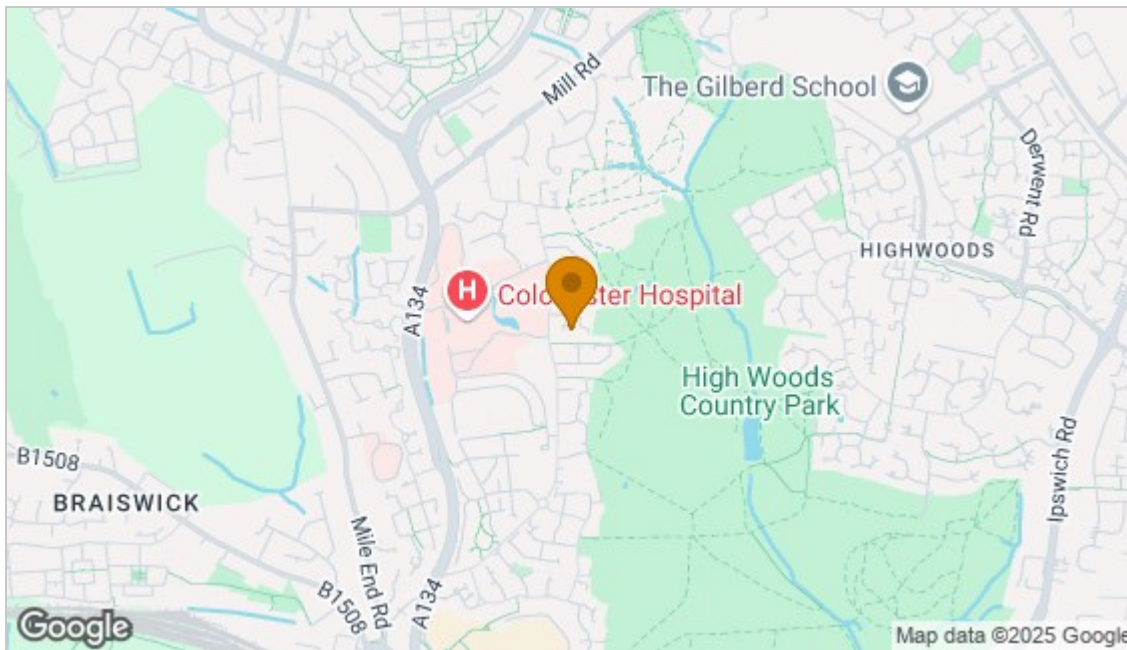


Illustration for identification only - not to scale
 square footage shown is approximate
 Made with Visual Floor Planner
 (c) Gallant Richardson 2017



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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 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		
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