



Jackson & Co



## Sayers Court, King Coel Road

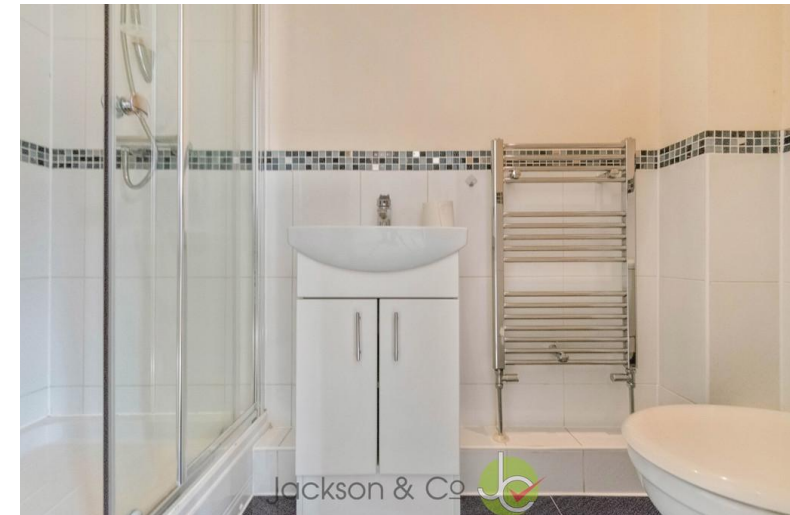
Colchester, CO3 9BP

Guide Price £150,000 - £175,000

\*\* GUIDE PRICE £150,000 - £175,000 \*\*

\* NO ONWARD CHAIN \*

Jackson and co are pleased to present to the market this modern first floor two double bedroom apartment in the popular location of Stanway. Offering no onward chain and two bathrooms an early viewing is highly recommended.



# Property Features

- 1ST FLOOR APARTMENT
- EN-SUITE TO MASTER BEDROOM
- ALLOCATED PARKING
- DOUBLE BEDROOMS
- STANWAY LOCATION
- CLOSE TO TOLLGATE RETAIL PARK
- PERFECT FOR FIRST TIME BUYERS OR INVESTORS
- MODERN THOUGHOUT
- EASY ACCESS TO THE A12
- NO ONWARD CHAIN

## Full Description

### ENTRANCE HALL

Radiator, storage cupboard, doors to;

### OPEN PLAN LIVING/KITCHEN/DINER

17' 6" x 10' 11" (5.33m x 3.33m) Double glazed window to side, double glazed window to front, radiator, integrated oven and four ring gas hob, extractor, sink, washing machine and integrated dishwasher.

### MASTER BEDROOM

11' 4" x 10' 3" (3.45m x 3.12m) Double glazed window to front, radiator. Leading to;

### EN-SUITE

8' 1" x 3' 4" (2.46m x 1.02m) Shower cubicle, hand wash basin, low-level WC, tiled flooring and tiled walls, extractor.

### SECOND BEDROOM

11' 10" x 11' 4" (3.61m x 3.45m) Double glazed window to front, radiator.

### BATHROOM

8' 1" x 6' 2" (2.46m x 1.88m) Low level WC, hand wash basin, panelled bath with shower over head, heated towel rail, tiled flooring and tiled walls, extractor, double glazed window to rear, spotlight lighting.

### OUTSIDE

One allocated parking space.

### AGENTS NOTES

Service Charge - £1,865.64 per annum

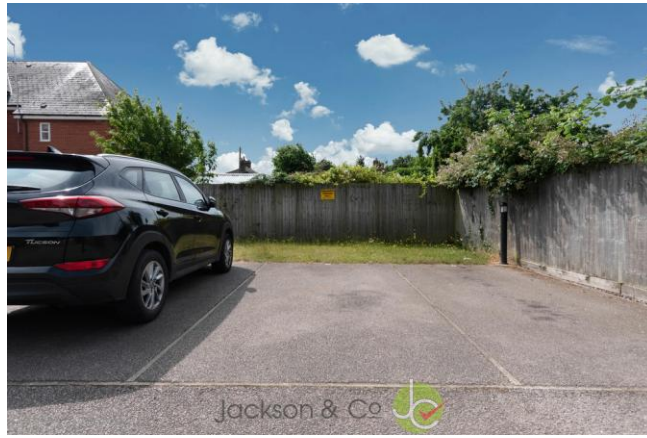
Ground Rent - £150 per annum

Lease Length - 135 Years remaining

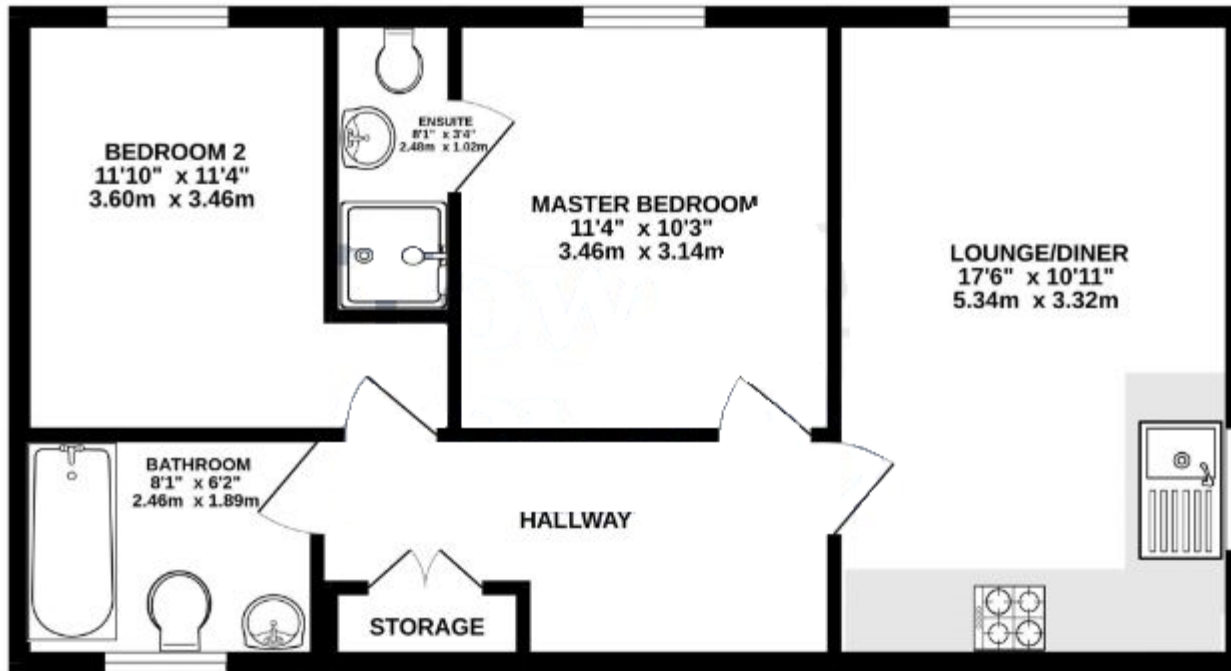
Council Tax Band - B

EPC - B





578 sq.ft. (53.7 sq.m.) approx.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 81 B    | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

TOTAL FLOOR AREA: 578 sq.ft. (53.7 sq.m.) approx.

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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