



## Wivenhoe Road, Alresford, Colchester, CO7

**£185,000**

Offers in Region of

**Tenure:** Leasehold, **Bedrooms:** 2

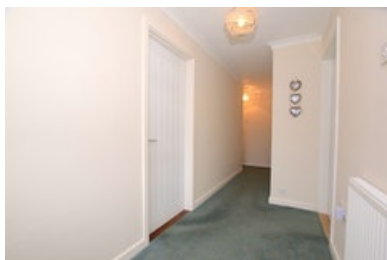
HouseSimple is pleased to present this ground floor maisonette in the village of Alresford, Colchester, Essex This property consists of a separate kitchen, living room, 2 Double bedrooms and a family bathroom There is a front and private south facing rear garden. Further benefits include off stree

## Key features:

- Ground Floor
- South Facing Rear Garden
- Fully Double Glazed
- 2 Double Bedrooms
- Alresford Train Station
- Garage and Parking

## Extra info:

- **Property Age:** 51 years
- **Council Tax:** Band A (£1104.44 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway
- **Lease info:** 94 years remaining  
**Ground Rent:** £10.00 per-annum  
**Maintenance:** £35.00 per-year  
**Maintenance Company:** Tendring District Council



HouseSimple is pleased to present this ground floor maisonette in the village of Alresford, Colchester, Essex. This property is a commuters dream as it is ideally situated near a train station and on the main bus route into Colchester.

This property consists of a separate kitchen, living room, 2 Double bedrooms and a family bathroom

There is a front and private south facing rear garden. Further benefits include off street parking with a single garage.

The service charges on this property are amazingly low, with it being £35 PA.

Contact HouseSimple today to arrange a viewing

## Floor plan:



Total area: approx. 65.6 sq. metres (706.1 sq. feet)

## Energy Performance Certificate:

**Energy Performance Certificate**

**90, Wivenhoe Road, Alresford, COLCHESTER, CO7 8AG**

<b>Dwelling type:</b> Ground-floor flat	<b>Reference number:</b> 8491-7227-1110-3994-4996
<b>Date of assessment:</b> 14 March 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 14 March 2019	<b>Total floor area:</b> 72 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,455</b>
<b>Over 3 years you could save</b>	<b>£ 150</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 171 over 3 years	£ 171 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;">                     You could save £ 150 over 3 years                 </div>
<b>Heating</b>	£ 1,050 over 3 years	£ 900 over 3 years	
<b>Hot Water</b>	£ 234 over 3 years	£ 234 over 3 years	
<b>Totals</b>	<b>£ 1,455</b>	<b>£ 1,305</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

<p style="font-size: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><td style="background-color: #4CAF50; color: white;">(92 plus) <b>A</b></td></tr> <tr><td style="background-color: #8BC34A; color: white;">(81-91) <b>B</b></td></tr> <tr><td style="background-color: #FFEB3B; color: white;">(69-80) <b>C</b></td></tr> <tr><td style="background-color: #FFC107; color: white;">(55-68) <b>D</b></td></tr> <tr><td style="background-color: #FF9800; color: white;">(39-54) <b>E</b></td></tr> <tr><td style="background-color: #FF5722; color: white;">(21-38) <b>F</b></td></tr> <tr><td style="background-color: #C0392B; color: white;">(1-20) <b>G</b></td></tr> </table> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	<table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><th>Current</th><th>Potential</th></tr> <tr><td style="text-align: center;">76</td><td style="text-align: center;">78</td></tr> </table>	Current	Potential	76	78	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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Current	Potential												
76	78												

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 150

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

### MISREPRESENTATION ACT, 1967.

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