



GAME ESTATES

PROPERTY SALES & LETTINGS

01206 384810

WWW.GAME-ESTATES.CO.UK

01621 869986

6 Vince Close
West Mersea
Essex
CO5 8QY

£215,000



Two bedroom apartment

Fitted kitchen

Top/2nd floor

Lounge

Modern design

Bathroom

Good condition throughout

Parking

This two bedroom top/2nd floor apartment is offered in excellent condition, lounge, kitchen, bathroom. Close to local amenities, solar panels, parking, gas central heating, EPC band: C currently tenanted and would suit an investor.

Property Misdescriptions Act - The seller has agreed that these particulars are correct and accurate description of their property.

Photographs for guidance purposes only. Any contents, fixtures and fittings shown in the photographs are not included unless otherwise specified.

Entrance Hall:

Obscure glazed entrance door, radiator, loft access (unchecked), immersion cupboard with shelves, storage cupboard (6`3 x 3`3), doors to:

Bedroom 1: 11' 9" x 10' 5" (3.58m x 3.17m)

Window to front aspect, radiator.

Bedroom 2: 11' 9" x 6' 6" (3.58m x 1.98m)

Window to front aspect, radiator.

Lounge/Diner: 15' 1" x 11' 10" (4.59m x 3.60m)

Two windows to front aspect, radiator.

Kitchen: 13' 0" x 6' 2" (3.96m x 1.88m)

Comprehensive range of units comprising work surfaces with inset stainless steel sink and mixer tap, drawers and cupboards under, oven, inset hob, extractor over, tiled splash back, space for washing machine, gas boiler, eye level cabinets, window to front aspect, radiator.

Family Bathroom: 7' 7" x 6' 2" (2.31m x 1.88m)

White suite comprising panel bath with shower over, wash basin in vanity unit with mixer tap, wall mounted heated towel rail, close coupled w.c, obscure window to rear aspect.

Outside:

Communal gardens

lease information:

101 years lease remaining

£417.48 service charge per year

£10 ground rent per annum

Council Tax Band: B

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Service and appliances have not been tested and therefore no warranty is offered on their operational condition.

Energy performance certificate (EPC)

6, Vince Close West Mersea COLCHESTER CO5 8QY	Energy rating <h1 style="font-size: 2em; margin: 0;">C</h1>	Valid until: 20 June 2028 <hr/> Certificate number: 0859-2889-7468-9728-8931
--	--	---

Property type Top-floor flat

Total floor area 59 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
 the average energy score is 60

