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property consultants

22 Cannock Mill Rise, Colchester, Essex. CO2 8YY.

Nestled within a thriving community towards the outside of Colchester's City Centre, Cannock Mill Rise presents an exceptional opportunity to become a part of the vibrant and sustainable community of Cannock Mill eco housing. This unique three-bedroom house is a true gem, well renowned for its eco efficient features and sustainability with excellent transportation connections to London and easy access to the City Centre.

- Finished With Environmental Friendly Paint, Bamboo Flooring & Triple Glazing
- Set Within a Vibrant Community, With Friendly Residents & Fantastic Communal Amenities
- Top Floor Balcony Accessed Through Bi Folding Doors
- Maximum Energy Efficiency With Passivhaus Standard Insulation
- Peaceful Location With Landscaped Grounds
- Award Winning Cohousing Development With Communal Amenities
- Sustainably Built With Energy Efficient Materials
- Opportunity To Join A Car Share Scheme
- Fitted With A Mechanical Ventilation System For Heat Recovery
- Exceptionally High Levels Of Insulation To Meet Passivhaus Standards
- Semi Rural Setting

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Property Details.

Ground Floor

Hallway

18' 11" x 7' 8" (5.77m x 2.34m)

Integral Garage

21' 6" x 11' 8" (6.55m x 3.56m)

Bedroom Two



14' 5" x 12' 8" (4.39m x 3.86m)

Shower Room



9' 5" x 6' 3" (2.87m x 1.91m)

First Floor

Landing

18' 11" x 8' 11" (5.77m x 2.72m)

Bedroom One



20' 5" x 9' 5" (6.22m x 2.87m)

Bathroom



9' 5" x 8' 2" (2.87m x 2.49m)

Bedroom Three



13' 6" x 10' 2" (4.11m x 3.10m)

Property Details.

Second Floor

Kitchen/Dining Area



20' 2" x 11' 8" (6.15m x 3.56m)

Living Area



20' 2" x 11' 7" (6.15m x 3.53m)

Outside



The rear of the property has a private terraced garden, with a variety of easily maintained shrubs and plants. This leads up onto the communal grounds, with raised beds for vegetable growing, a rose walk and fruit trees. Circular paths around the grounds offer secluded seating and a scenic walk round the Mill pond. There are two parking areas on site, with unallocated spaces for residents and visitors.

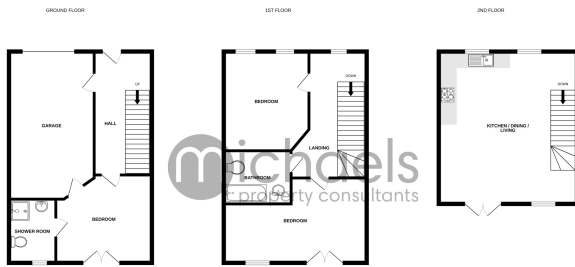
Agents Notes & Lease Information

Lease information 995 years remaining. Current service charge of £2586 per annum, approximately £215 a month. There is a ground rent of £100 per annum.

There is also an annual insurance charge to cover the external structure of the building, including windows and roof. Last year this was £1,460.

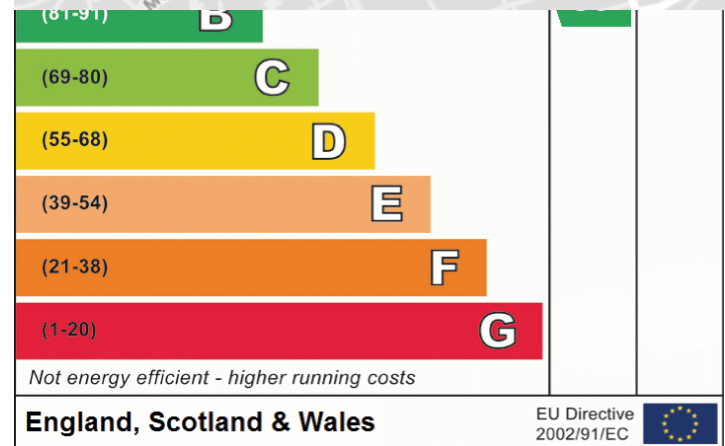
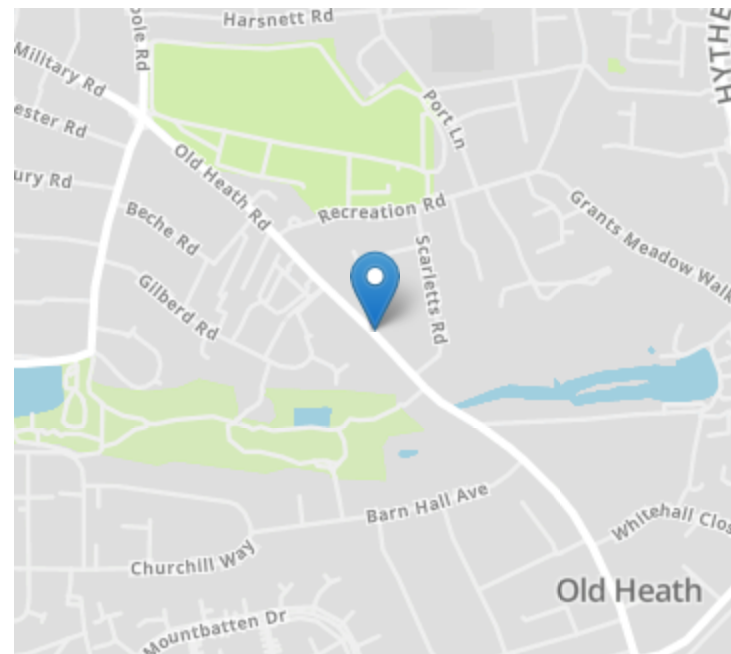
Property Details.

Floorplans



While every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of items, fixtures, fittings and any other details are approximate and not guaranteed. The floorplans are for information only and should be used as a guide only. The purchaser is advised to verify the accuracy of the floorplans and any other details by visiting the property in person. Measurements are given to the nearest millimetre. Plans are for information only and should not be used as a guide.

Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.