









We are delighted to offer for sale this modern two-bedroom first floor maisonette located close to Colchester Town Centre. This property comprises of a double bedroom, small single bedroom, lounge kitchen area, bathroom and off-road parking. Further benefitting from being close to local amenities and within walking distance to Colchester Town Train Station. The service charge, ground rent and insurance per annum is £1,560.00 and has 95 years left on the lease. An early viewing is advised to appreciate the accommodation to offer.

### **ENTRANCE HALL**

Fitted carpet and electric wall heater.

# **STAIRS**

Fitted carpet.

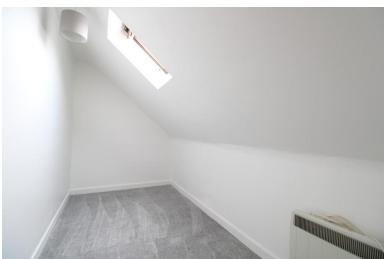
## LANDING

Fitted carpet, electric wall heater, window and airing cupboard.

### **BEDROOM ONE**

11' 6" x 7' 2" (3.51m x 2.18m) Fitted carpet, electric wall heater and double glazed window.









#### **BATHROOM**

Vinyl flooring and full suite comprising of WC, pedestal wash hand basin and shower with bath over.

## LOUNGE/DINER

13' 3"  $\times$  8' 9" (4.04m  $\times$  2.67m) Laminate flooring, electric wall heater, double glazed window and space for tumble dryer.

## **KITCHEN**

10' 9" x 6' 4" (3.28m x 1.93m) Laminate flooring, window, base level units, sink with drainer, built in electric oven and hob with extractor and space for washing machine.

### **STAIRS**

Fitted carpet.

## **BEDROOM TWO/STUDY**

11' 6" x 5' 7" (3.51m x 1.7m) Fitted carpet, electric wall heater and velux window. There is restricted head room in this area as this room has been converted.

