









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.

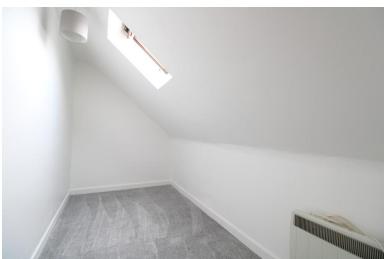
LANDING

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.

