

Flat 8, Harvest Court, Glenway Close, Great Horkesley, Colchester, Essex, CO6 4LB



**Flat 8, Harvest Court,
Great Horkesley, Essex**

**DAVID
BURR**



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Great Horkesley is a village bordered on the north by the river Stour and benefits from a shop, public house, parish church and a primary school. The village enjoys close links with West Bergholt which is about 1½ miles and offers two general stores, a chemist, pubs and a church. Whilst the village is surrounded by open countryside it is only 4 miles from the town of Colchester which provides extensive facilities, commuter rail link to London Liverpool Street station and access to the A12 trunk road which provides access for the east coast and the M25/London.

A well-presented two-bedroom, first floor maisonette situated in a private cul-de-sac, located within the highly regarded village of Great Horkesley. Providing convenient access to Colchester city centre with its direct rail link to London Liverpool Street, access to the A12 trunk road and Colchester general hospital. Enjoying a private, tucked away village location with further benefits including allocated private parking, visitor parking and convenient access to the village post office, village stores and public houses.

A well-presented two-bedroom, first floor maisonette benefitting from a dual aspect reception room, substantial loft space and both allocated and visitor parking.

Front door opening to:

ENTRANCE HALL: With double glazed window set to the front elevation and door opening to:

SITTING ROOM: 17' 2" x 10' 6" (5.23m x 3.23m) Affording a dual aspect with two UPVC framed double glazed casement windows to front, and a further casement window range to rear. Currently utilised as a sitting/dining room.

KITCHEN: 7' 7" x 6' 8" (2.34m x 2.06m) Fitted with a matching range of base and wall units with a single sink unit with vegetable drainer to side, mixer tap over and integrated appliances including an oven with hob above, with extractor hood and space for further appliances. The kitchen is further comprised of ample preparation surface and a UPVC double glazed window to front.

BEDROOM 1: 13' 8" x 9' 8" (4.20m x 3.00m) With window to front.

BEDROOM 2: 10' 8" x 6' 8" (3.30m x 2.06m) With window to rear.

FAMILY BATHROOM: 6' 6" x 5' 5" (2.00m x 1.68m) Fitted with a ceramic WC, wash handbasin, bath with shower over, extractor fan and a heated towel radiator. Obscured glass casement window to rear.

Outside

The property benefits from allocated parking, access to well maintained communal gardens and further benefitting from available visitor parking.

AGENTS NOTE: Lease has 989 years remaining. Ground rent is chargeable at £716 per annum paid every 6 months. A service charge of approximately £1600 per annum is applicable. It is understood that the service charge covers the maintenance of all communal areas, a monthly window cleaner and buildings insurance.

- The property further benefits from a part boarded loft.

TENURE: Leasehold.

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SERVICES: Mains water, drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

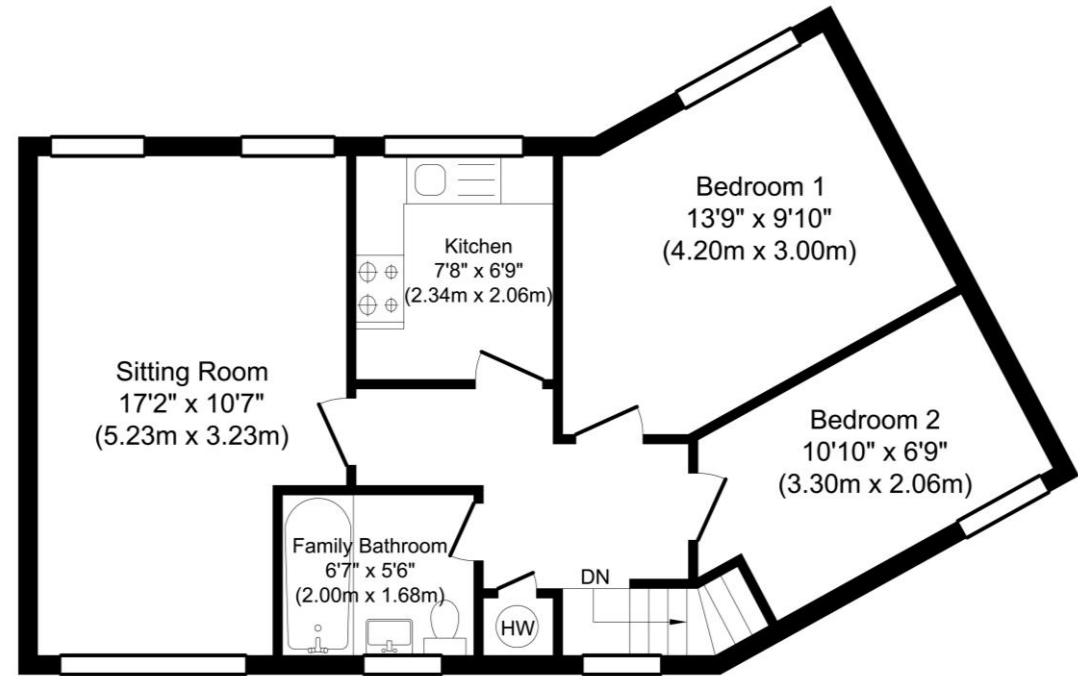
EPC RATING: D. A copy of the energy performance certificate is available on request.

WHAT3WORDS: ///sticks.bangle.retracted

LOCAL AUTHORITY: Colchester City Council, Rowan House, 33 Sheepen Road, Colchester CO3 3WG (01206 282222). **BAND: B**

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Approximate Floor Area
551.21 sq. ft.
(51.21 sq. m)

TOTAL APPROX. FLOOR AREA 551.21 SQ.FT. (51.21 SQ.M.)
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