



- First Floor Maisonette
- Great Horksley Village
- Beautifully Maintained
- Living Room
- Modern Fitted Kitchen
- Two Bedrooms
- Family Bathroom
- Private Garden

11 Ramparts Close, Great Horksley, Colchester, Essex. CO6 4AZ.

Situated in the popular village of Gt. Horksley, positioned to the North Of Colchester within easy reach of the A120, is this stunning and recently improved, two bedroom first floor maisonette presented and maintained to an excellent standard throughout. This maisonette features two very well proportioned bedrooms, living room with cast iron open fire place, modern fitted kitchen and family bathroom. It also comes with the rare benefit of its own luxury private garden and parking can be found, easily accessible at the front of the property. Ideal for a first time purchaser or investor, we advise early internal inspections to appreciate all this home has to offer.



Property Details.

First Floor

Entrance Hall

10' 2" x 6' 8" (3.10m x 2.03m) UPVC window to front, loft hatch, doors to:

Bedroom Two



10' 5" x 7' 4" (3.18m x 2.24m) Electric wall mounted heater, UPVC window to rear.

Kitchen



10' 8" x 7' 3" (3.25m x 2.21m) Engineered wood flooring, UPVC window to rear aspect, ceramic sink with tap and drainer and tiled splash backs, range of base units, space for washing machine, fridge/freezer, electric cooker with extractor over, spotlights.

Bedroom One



11' 5" x 11' 1" (3.48m x 3.38m) UPVC window to front, electric wall heater.

Living Room



15' 1" x 11' 5" (4.60m x 3.48m) UPVC windows to front and rear, TV and telephone points, cast iron feature fire place

Bathroom



Vinyl flooring, panel bath with shower over and curtain, tiled walls, pedestal wash hand basin, low level WC, wall mounted chrome heated towel rail, UPVC window to front aspect

Property Details.

Garden & Parking



This apartment has the rare benefit of an excellent private garden, located to the side of the apartment and is enclosed by panel fencing and secure by padlocked gate. There is also a small seating area. The garden space is predominately laid to lawn. The property benefits from off road parking, situated at the front of property, secure by key controlled bollards. Further visitors parking is easily accessible on road.

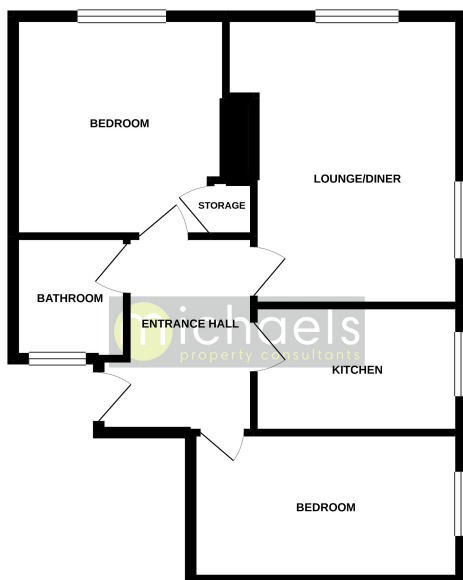
Lease Information

Managed by Colchester Borough Council, the property is offered on a leasehold basis with an approximate term remaining of 96 years and a very reasonable maintenance charge of £330 per annum and minimal ground rent payable at £10 per annum. WE do however suggest that all interested parties confirm this information with their solicitor.

Property Details.

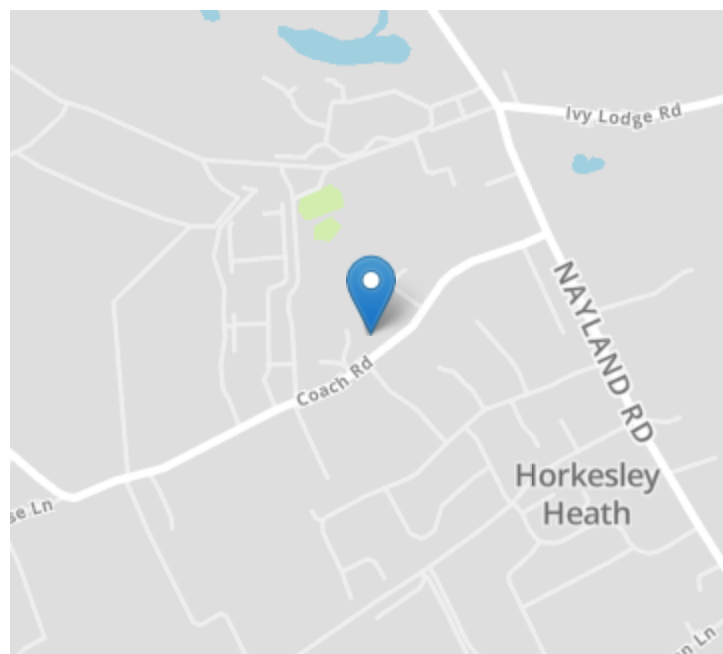
Floorplans

FIRST FLOOR APARTMENT

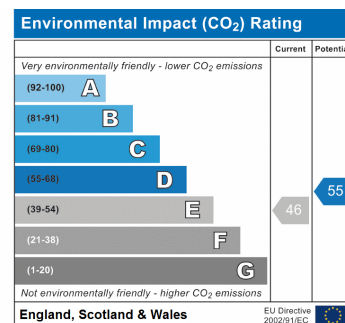
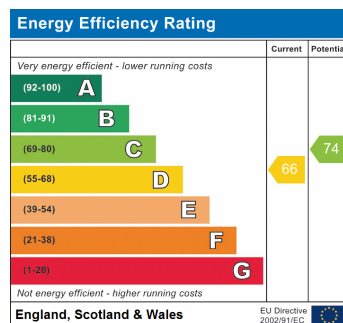


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, content and guidance shown here are not intended and no guarantee as to their suitability or reliance can be given. Made with Merge3D 0.80C2

Location



Energy Ratings



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.

