



- Town Centre Location With Station Access - Ideal For The Working Professional
- Spacious Ground Floor Maisonette
- Modern Open Plan Living/Dining/Kitchen Room
- Two Double Bedrooms
- Family Bathroom
- Private Carport
- Beautifully Present Throughout
- Internal Inspections Essential

1 Land Lane East Hill, Colchester, Essex . CO1 2RP.

Guide Price £160,000 - £170,000. Located within the heart of Colchester Town Centre within close proximity to mainline train station to London Liverpool street, Colchester bus station, Castle Park and a wealth of amenities is this sizeable ground floor maisonette. The property benefits from private entrance hallway, modern open plan living/dining/kitchen with pleasant bay window to the front aspect and integrated appliances, two double bedrooms and family bathroom. Externally there is the huge benefit of a private car port providing town centre parking for one car. An ideal first time or investment purchase, internal inspection is highly recommended.



Property Details.

Entrance Hall

Doors leading to;

Open Plan Living/Diner/Kitchen



21' 0" x 12' 4" (6.40m x 3.76m) Double glazed bay window to front aspect, TV and telephone points, a range of wall and base units with roll top work surfaces over, stainless steel sink/drainage, integrated dishwasher, integrated washing machine, integrated fridge/freezer, electric single oven, electric hob, tiled splashbacks, stainless steel extractor hood, tiled flooring.

Bedroom One

9' 8" x 12' 4" (2.95m x 3.76m) Double glazed window to side aspect, built in double wardrobes, TV point, electric radiator.

Bedroom Two

9' 8" x 7' 9" (2.95m x 2.36m) Double glazed window to front aspect, TV point, electric radiator.

Family Bathroom



Panel bath with shower over & mixer taps, low level WC, hand wash basin, extractor fan, part tiled walls, electric radiator.

Carport



Covered private parking for one car.

Lease info

There are approx. 111 years remaining on the lease.

The annual ground rent is £100 per annum.

The service charge payable to PMS is approx. £101 per month.