



13 Tudor House, East Stockwell Street, Colchester, Essex. CO1 1SS.

Charming, tasteful and spacious are simply three words to describe this stunning one bedroom duplex maisonette, nestled in Colchester's historic 'Dutch Quarter' district. The 'Dutch Quarter' is home to an array of iconic period homes, with the building that this particular duplex resides in dating back to circa 1800.

- Tastefully Refurbished One Bedroom Duplex Maisonette
- Vast Array Of Accommodation Over Two Storeys
- Residing On A Picturesque Street, 'Dutch Quarter' Location
- Dating Back To Circa 1800
- Grey Fleck Tiled Bathroom Suite
- Modern Kitchen Units With Contrasting Handles
- Integrated Appliances
- Exceptional Reception Space
- Large Master Bedroom
- Offered With No Onward Chain



Property Details.

Duplex Masionette

Entrance Hall

Timber entrance door to front aspect, inset coconut matt, sensor light, stairs to accommodation

Galleried Hallway



15' 2" x 7' 6" (4.62m x 2.29m) Stairs to first floor, window to side aspect, radiator, inset spotlights, further access to:

Kitchen



16' 2" x 9' 6" (4.93m x 2.90m) Variety of modern fitted base and eye level units with work surfaces over, drawers, a range of integrated appliances comprising of fridge/freezer, electric fan assisted oven, electric hob with extractor fan over, dishwasher, space under counter for washing machine or further appliances, inset stainless steel sink, drainer and contrasting mixer tap over, over stairs cupboard, vertical radiator, window to rear and side aspect, inset spotlights

Reception Room



23' 3" x 10' 5" (7.09m x 3.17m) Double glazed windows to side aspect, radiator x2, variety of communication input/output, inset spotlights

First Floor

First Floor Landing

Stairs to ground floor, doors to:

Property Details.

Master Bedroom



15' 4" x 10' 4" (4.67m x 3.15m) Window to side aspect, variety of communication points, radiator, inset spotlights

Family Bathroom Suite



10' 5" x 6' 2" (3.17m x 1.88m) Family bathroom suite comprising of, vanity wash basin with tiled splash back, wall mounted mirror, W.C, wall mounted towel radiator, inset storage cupboard, tiled walls, walk in double width shower cubicle, inset spotlights, extractor fan

Agents Note

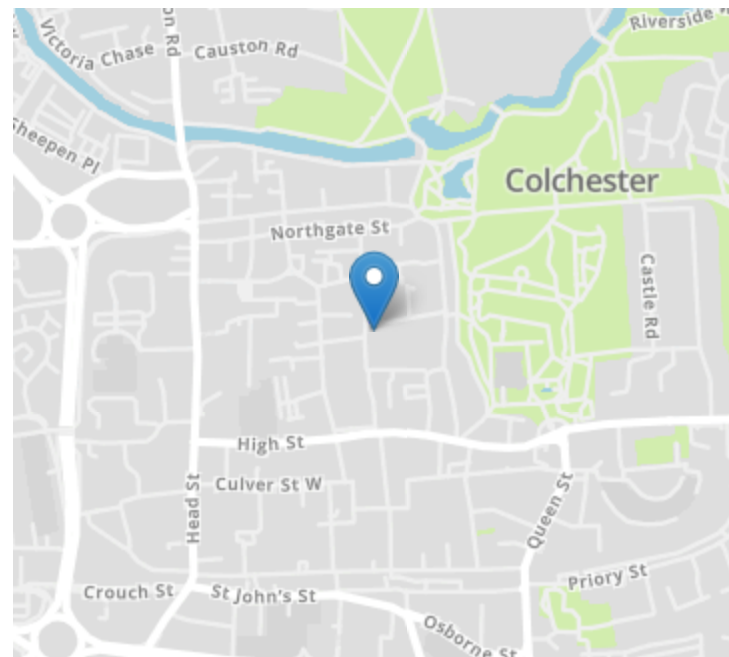


We have been advised that this property is offered on a leasehold basis. The lease commenced from 99 years on 1st January 2012, with approximately 89 years remaining. Maintenance charge is payable at a reasonable £75.00p per calendar month, which is put into a reserve fund for repairs. A cost of £150.00p per annum is payable towards building insurance. The leaseholder has advised there will be no repair bills for at least the first five years. We recommend that any prospective purchaser confirms the lease length and charges payable, at an early stage of their conveyance to avoid any discrepancy, as this has been provided to us by our seller.

Property Details.

Floorplans

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.