



- An Excellent Two Bedroom First Floor Maisonette
- Overlooking A Greensward
- North-East Colchester Location
- Added Luxury Of A Private Garden!
- Two Double Bedrooms
- Large Reception Room
- Kitchen-Diner With Space For Appliances
- Tiled Shower Room
- Council Tax Band A
- Offered To Market On A Chain Free Basis

11 Cooper Walk, Colchester, Essex. CO4 3RU.

Offered to the market with the added benefit of no onward chain is the excellent two bedroom first floor maisonette, offering generous reception and bedroom accommodation throughout and complete with the added luxury of a PRIVATE garden. Situated to the north-east of Colchester's city centre and within walking distance of an array of useful amenities, shops, schooling and transport links, this property suits a diverse range of prospective owners. Favourably positioned and overlooking a large greensward, highlights of this property include; an entrance hall with inset storage, large reception room, fitted kitchen-diner with space for appliances, two generously proportioned double bedrooms and a tiled shower room.



Property Details.

First Floor Maisonette

Entrance Hall

Entrance door to front aspect, stairs to first floor, inset storage cupboard (2.01m x 1.63m (6' 7" x 5' 4")) with window to side aspect

Reception Room



4.88m x 4.39m (16' 0" x 14' 5") Windows to front aspect, radiator x2, over stairs storage, communication points, access to:

Kitchen



2.74m x 3.93m (9' 0" x 12' 11") Window to rear aspect, radiator variety of base and eye level units with work surfaces over, inset sink, drainer and mixer tap over, space for cooker and appliances, tiled splash back, wall mounted Vaillant boiler, plumbing and space for washing machine

Inner Hall

Loft access, radiator, airing cupboard, doors and access to:

Property Details.

Master Bedroom



3.7m x 3.65m (12' 2" x 12' 0") Window to front aspect, radiator, inset wardrobes

Bedroom Two



2.7m x 3.62m (8' 10" x 11' 11") Window to rear aspect, radiator, inset wardrobes

Shower Room



Window to rear aspect, tiled floor, chrome wall mounted towel rail, radiator, tiled walls, vanity wash hand basin, W.C., shower cubicle, inset spotlights

Outside, Garden & Parking



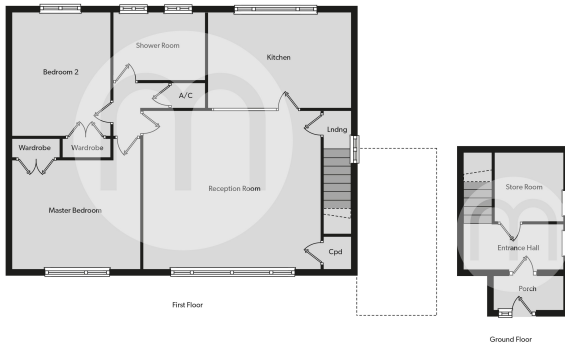
This property is complete with the added luxury of a private and enclosed rear garden, positioned to the rear of the property. Parking is also available on road in the immediate area. As previously mentioned, this property boasts a favorable position, overlooking a large greensward.

Leasehold Information

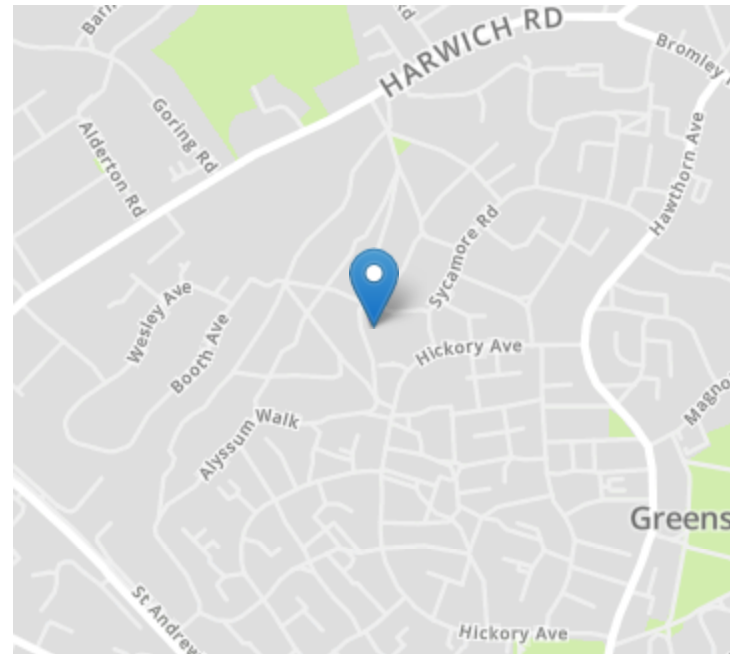
This property is offered on a leasehold basis 125 Years From 8 February 1993 and therefore approximately 93 years remain on its lease term. We have been advised that a ground rent is payable of £10.00p per annum and an annual service charge of £247.13p is payable, inclusive of building insurance and management. This information was providing in line with the most recent certificate of actual expenditure by Colchester Borough Council and we advise all interested parties to confirm this information at an early stage of their conveyance to prevent any discrepancy.

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.