



- Highly Sought After Stanway Location
- Unique Design Duplex
- Living Room & Kitchen/Diner
- Ground Floor Cloak Room
- Two Double Bedrooms
- En suite And Family Bathroom
- Private Rear Garden
- Allocated Parking & Visitors Parking
- Must Be Viewed

4 Sayers Court, King Coel Road, Colchester, Essex. CO3 9BP.

Situated within a very quiet and tucked away location within easy reach to Colchester town centre, mainline train stations and the A12, also offering highly sought after school catchments and a wealth amenities within close proximity, is this very rarely available unique duplex apartment. The property consists of a very spacious living room with french doors leading to the private garden, fully fitted modern kitchen/diner, larger than average ground floor cloak room to complete the ground floor. The first floor benefits of two sizeable double bedrooms, en suite to master bedroom and family bathroom. Externally there is a private, low maintenance private rear garden with a sun patio and landscaped lawn.



Property Details.

Ground Floor

Entrance Hall

Stairs rising to first floor, under stairs storage cupboard, doors leading to;

Cloakroom

Frosted double glazed window to rear aspect with made to measure fitted blind, low level WC, wash hand basin, extractor fan. radiator.

Living Room



10' 7" x 15' 6" (3.23m x 4.72m) Double glazed french doors leading to the rear garden, T.V, sky and phone points, radiator.

Kitchen/Diner



15' 1" x 10' 1" (4.60m x 3.07m) Double glazed window to rear aspect with fitted made to measure blind, a range of wall and base units with roll edge work surface over, inset stainless steel sink and drainer unit, integrated electric oven with four ring gas hob, stainless steel extractor hood over, integrated dish washer, integrated washing machine, space for a fridge freezer, tile splash backs, radiator.

First Floor

First Floor Landing

Double glazed window to rear aspect, access to the loft, doors leading to;

Bedroom One



11' 4" x 10' 4" (3.45m x 3.15m) Double glazed window to rear aspect with fitted made measure fitted blinds, radiator, door to en suite.

Property Details.

En suite



Low level WC, wash hand basin, fully tiled shower cubical, chrome heated towel rail, extractor fan.

Bedroom Two



10' 7" x 9' 6" (3.23m x 2.90m) Double glazed window to rear aspect with fitted made to measure blinds, radiator.

Family Bathroom



Frosted double glazed window to side aspect, low level WC, vanity wash hand basin, panel bath with mixer taps and shower rinser, chrome heated towel rail.

Garden & Parking



The private rear garden offers a generous sun patio area, landscaped lawn, built in storage shed, gated side access and fully enclosed by panel fencing.

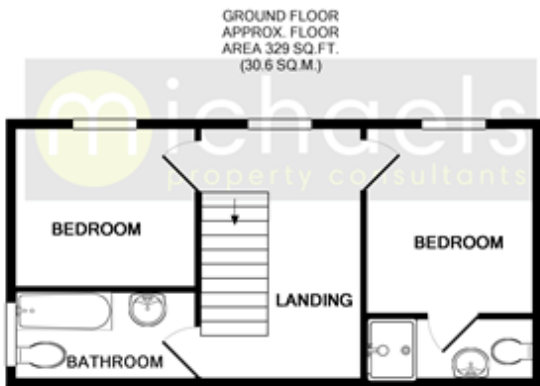
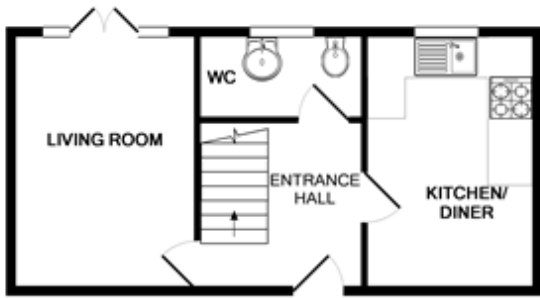
Access to the rear of the building there is one allocated parking space with visitors parking available.

Lease Information

The lease has approx 142 years remaining.
The annual ground rent is £150 per annum.
The service charge including building insurance is approx £123 per calendar month.

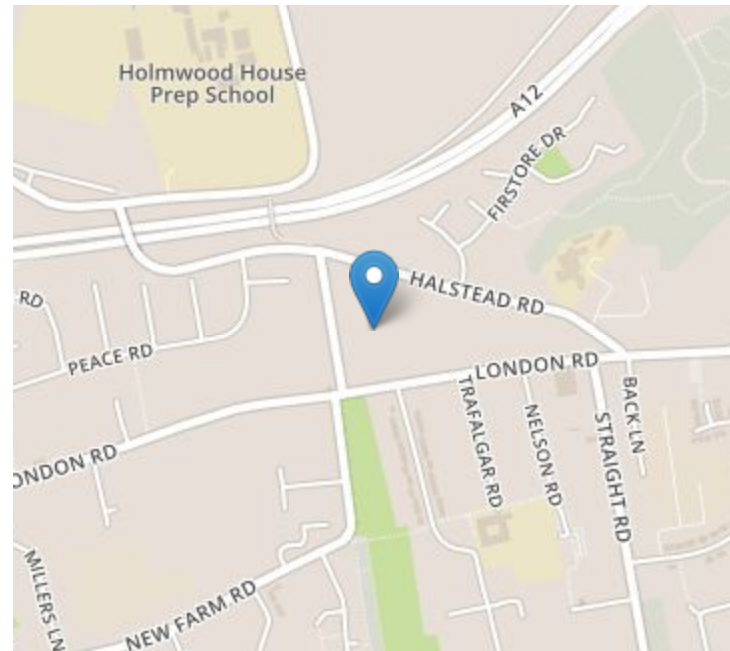
Property Details.

Floorplans

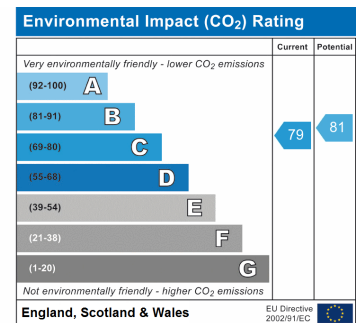
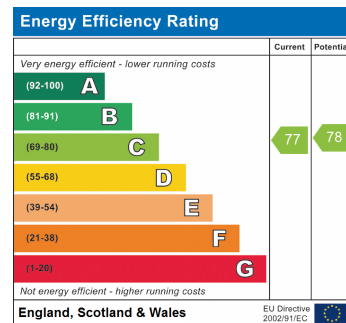


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.