



- Spacious Throughout
- Cul De Sac Position
- Fitted Kitchen
- Family Bathroom
- No Onward Chain
- Within Close Proximity Of Colchester's City Centre, Amenities & Station
- No Ground Rent Payable
- East Of Colchester With Access To Essex University

9 Rochdale Way, Colchester, Essex. CO4 3XQ.

** £110,000 to £120,000 Guide Price ** A rare opportunity to purchase this one bedroom ground floor spacious maisonette located within minutes of Colchester Hythe Train Station, Essex University and Colchester Town Centre. Offered in good condition throughout with no onward chain, this unique home boasts one double bedroom, a generous lounge/diner, modern fitted kitchen and family bathroom. The property also benefits from plenty of storage throughout with space for appliances and wardrobes. Outside the property offers on street parking and surrounding communal areas. The property would be ideal for either first time buyers, investors or working professionals and viewings are highly advised.



Property Details.

Ground Floor

Hallway

Main door into hallway, storage cupboards, radiator, door to:

Living Room/Dining Area



16' 4" x 9' 7" (4.98m x 2.92m) UPVC window to front aspect, radiator, door leading to:

Kitchen



8' 7" x 7' 7" (2.62m x 2.31m) UPVC window to rear aspect, range of base and eye level units, cupboards and work surfaces, space for appliances, radiator, tiled splash back.

Bedroom One



11' 8" x 8' 7" (3.56m x 2.62m) Inset wardrobes, radiator, UPVC window to rear aspect.

Bathroom



8' 6" x 4' 8" (2.59m x 1.42m) Panelled bath with shower over, low level W.C, vanity wash basin, UPVC obscured window to rear aspect, tiled walls and flooring.

Outside

To the front of the property offers communal gardens.

Agents Notes & Lease Information

We have been advised by the seller that there is currently 88 years left remaining on the lease, with a service charge of £35.00 per month, and there is no ground rent payable. We do however advise that all prospective buyers to clarify this information with their chosen solicitor.