



- Exceptional Example Of A Three Bedroom Town House
- City Centre Living At It's Finest
- Versatile Bedroom & Living Accommodation Throughout
- Two Reception Rooms With French Doors
- Modern Fitted Kitchen With Integrated Appliances
- Three Double Bedrooms
- Charming Sash Windows
- Well Manicured Communal Gardens
- Benefiting From A Garage With Parking Inside
- En-Suite & Family Bathroom Suite

**12 Hillsleigh Mews, East Hill, Colchester, Essex. CO1 2QU.**

A truly stunning and extremely well presented contemporary, three bedroom town house - conveniently located within walking distance to the hustle and bustle of Colchester's vibrant city Centre with its vast array of high end restaurants, cocktail/wine bars, variety of both chain and independent shops, as well as striking distance of Colchester's city centre station, with links to London Liverpool street within the hour. Presented to market in excellent condition throughout this beautiful home offers a versatile modern layout.



# Property Details.

## Ground Floor

### Entrance Hall

With wood effect flooring, radiator, storage cupboard, stairs rising to first floor, doors to;

### Downstairs Cloakroom

With obscure double glazed window to front, heated towel rail, wash hand basin, close coupled WC.

### Dining Room



11' 7" x 6' 0" (3.53m x 1.83m) With double glazed French doors to front, radiator.

### Kitchen-Diner



13' 2" x 11' 4" (4.01m x 3.45m) With double glazed window to rear, double glazed french doors to courtyard, radiator, fitted kitchen consisting of contemporary high gloss matching eye level and base units with drawers and square edge worktops over, inset sink and drainer, integrated appliances to include; dishwasher, fridge/freezer and washing machine, electric oven and integrated microwave, induction hob with extractor hood over, large storage cupboard

## First Floor

### First Floor Landing

With stairs rising to second floor and doors to;

### Reception Room



13' 5" x 12' 2" (4.09m x 3.71m) With double glazed French doors to front providing access to the Juliet balcony, radiator, TV point.

### Bedroom Two

13' 5" x 8' 2" (4.09m x 2.49m) With two double glazed windows to rear, radiator.

### Family Bathroom



With heated towel rail, close coupled WC, wash hand basin, panelled bath with shower screen and rainfall shower.

## Second Floor

### Second Floor Landing

With doors to;

# Property Details.

## Master Bedroom



13' 5" x 11' 6" (4.09m x 3.51m) With double window to front, radiator, fitted wardrobes, door to en-suite.

## En-Suite Bathroom

With heated towel rail, close coupled WC, wash hand basin, panelled bath with shower over.

## Bedroom Three



13' 5" x 8' 1" (4.09m x 2.46m) With two double glazed windows to rear, radiator, fitted wardrobes.

## Outside, Garden, Communal Gardens, Parking & Garage



A quaint rear courtyard offering a space for outdoor furniture and a BBQ, is available. Residents benefit from beautiful communal gardens to the front, home to an array of mature shrubs, plants, hedges and trees throughout. It offers a tranquil seating area, offering peace and quiet and the ideal escape from the city centre.

There is the benefit of a garage, located to the rear in the top car park. Parking is offered inside the garage, securely for one vehicle. Visitors parking is available with a residents permit. Priors Street car park is also within walking distance, in the event a large amount of guests need to be catered for.

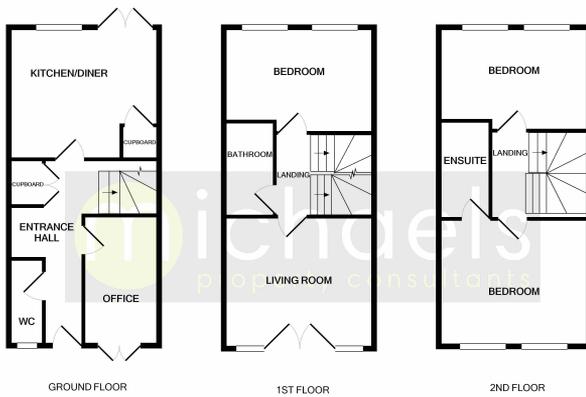
## Agents Note

The seller has advised us that the currently have an informal agreement with a neighbouring resident, renting an additional unused car parking space from them for a minimal monthly fee. We would advise any enquiries regarding this arrangement, are discussed directly with the seller who can assist further. Please be advised this does not form part of a legal binding contract and is an informal arrangement, subject to change at anytime.

We have been informed an annual maintenance fee is payable of circa £800 per annum. This fee contributes to the upkeep of the communal gardens, parking facilities and all shared amenities. It ensures the aesthetics of the area remain of the highest standards. We advise that all maintenance fees are confirmed with their legal representative, at an early stage of their conveyance to avoid any discrepancy. As agents, we hold no responsibility for any inaccuracies and have been guided by our seller in good faith.

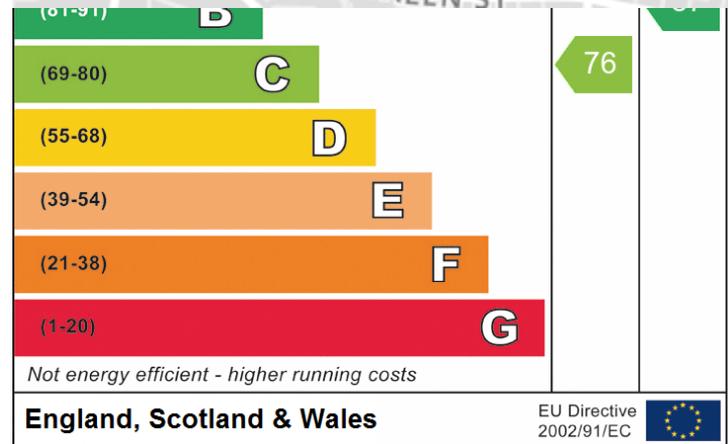
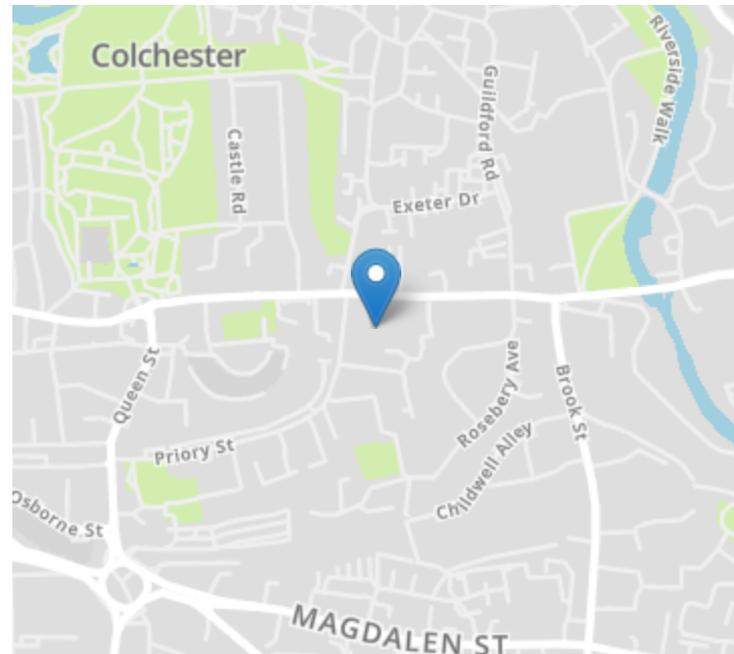
# Property Details.

## 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.  
Made with Metopix 02/20

## Location



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.