



- Well-Proportioned First Floor Maisonette
- St.Johns Location
- Two Double Bedrooms
- Spacious Living Room
- Fitted Kitchen With Space For Appliances
- Family Bathroom Suite
- Communal Front & Rear Gardens
- Added Luxury Of A Garage
- Close To An Array Of Amenities, Shops & Transport Links
- Ideal First Time Purchase Or Investment

32a Suffolk Close, Colchester, Colchester, Essex. CO4 0AY.

****Guide Price £200,000 - £210,000**** An excellent opportunity has arisen to purchase a spacious two bedroom maisonette, residing in a favourable North Colchester position in St. Johns. Within close proximity of an array of useful amenities, shops and transport links, it makes for the ideal first time purchase. This home is also a stones throw away from Colchester's picturesque Castle Park and moments from Colchester's vibrant and colourful city centre.



Property Details.

First Floor Maisonette

Hallway

Loft access, doors to all accommodation:

Reception Room



16' 9" x 12' 3" (5.11m x 3.73m) Window to front aspect, radiator, communication points, wood effect flooring

Kitchen



9' 7" x 8' 4" (2.92m x 2.54m) A range of fitted base and eye level units with worksurfaces over, tiled splash back, inset sink, drainer and tap over, inset oven, hob with extractor fan over, tiled splashback, tiled floor, space for free-standing and under-counter appliances, window to front aspect

Master Bedroom



14' 9" x 8' 9" (4.50m x 2.67m) Window to rear aspect, radiator

Bedroom Two



11' 9" x 8' 9" (3.58m x 2.67m) Window to rear aspect, radiator

Property Details.

Family Bathroom



Tiled family bathroom suite comprising of; tiled floor and walls, pedestal wash hand basin, W.C panel bath with curtain and shower attachment over, window to side aspect

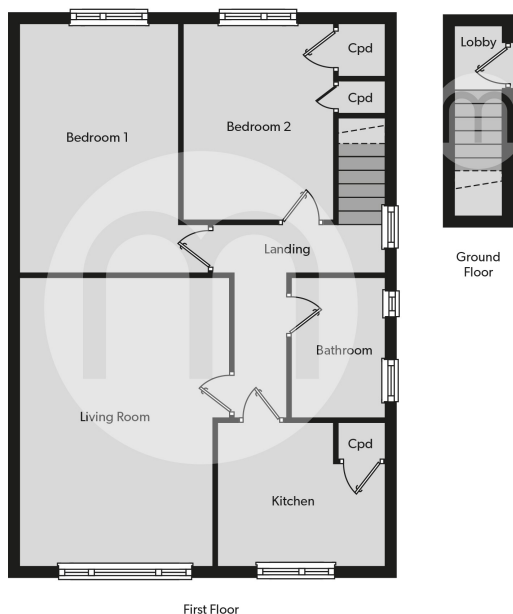
Leasehold Information



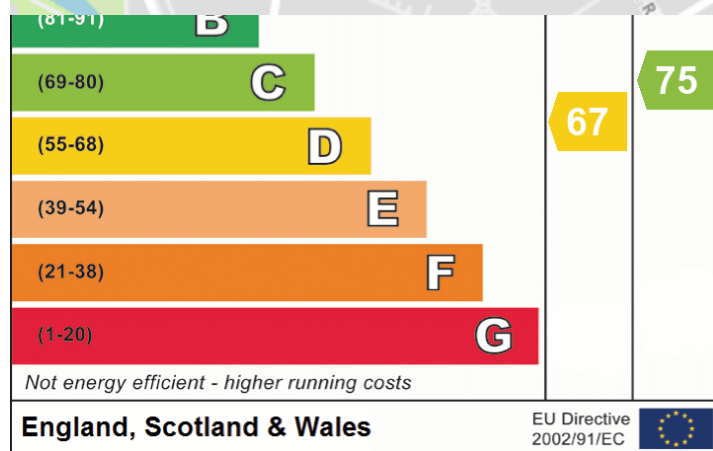
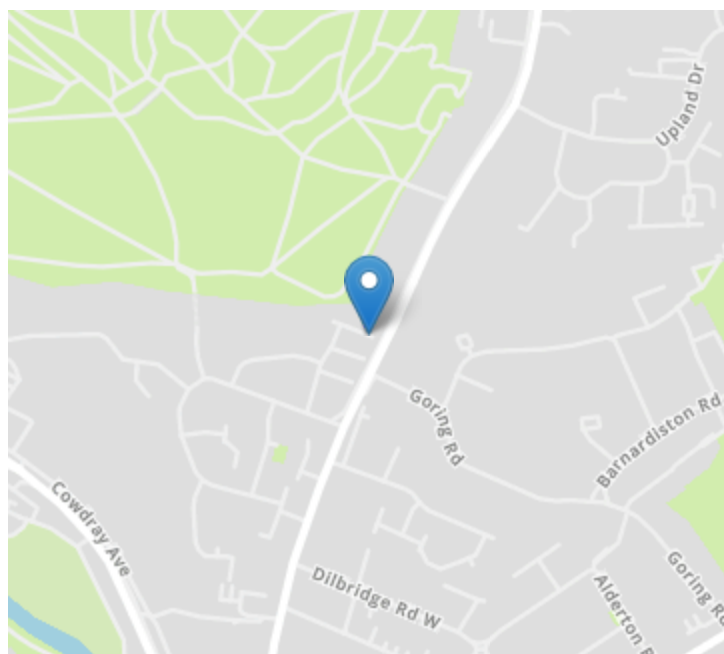
We understand this property to be offered on a leasehold basis, with 81 years remaining on the term. We also understand an annual ground rent is payable at £250.00p per annum (circa). We advise all interested parties to confirm all leasehold information with their legal representative at an early stage of their conveyance to prevent any disappointment.

Property Details.

Floorplans



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.