



- GUIDE PRICE £180,000 - £190,000
- Ground Floor Maisonette
- Well Presented Throughout
- Deceptively Spacious
- Open Plan Lounge/Diner
- Private Garden
- En-Suite And Family Bathroom
- Allocated Parking Space

**28 William Harris Way, Colchester, Essex.
CO2 8WJ.**

GUIDE PRICE £180,000 - £190,000 A truly stunning, spacious two double bedroom ground floor maisonette offering deceptive living accommodation and its own private garden. Located to the south of Colchester with excellent transport links to the town centre and train station. The property is also within short distance to a range of other local amenities which include a range of local shops and popular gymnasiums. The internal accommodation comprises of an entrance hall which leads through to the open plan lounge/diner, fitted kitchen with appliances and pantry cupboard, two double bedrooms with the main room boasting an en-suite shower room and a further family bathroom. As previously mentioned, the property also comes with a private courtyard style garden and an allocated parking space. Internal viewings are highly advised.



Property Details.

Ground Floor Maisonette

Entrance Hall

Storage cupboard, heater and doors to;

Open Plan Lounge/Diner



19' 10" x 13' 3" (6.05m x 4.04m) Two double glazed windows to front, heater and leading to;

Kitchen



13' 6" x 5' 9" (4.11m x 1.75m) Matching base and eye level units, stainless steel sink with drainer, space for a fridge/freezer, washing matching and dishwasher, integrated oven, double glazed window to rear with airing cupboard.

Bedroom One



13' 2" x 10' 9" (4.01m x 3.28m) Heater, double glazed window to rear and door to;

En-Suite



Low level WC, pedestal wash hand basin, shower cubicle and chrome heated towel rail.

Property Details.

Bedroom Two



11' x 7' 8" (3.35m x 2.34m) Heater and double glazed window to front.

Bathroom



Low level WC, pedestal wash hand basin and panelled bath.

Outside

Private Garden



The property comes with the added benefit of an attractive private garden.

Parking

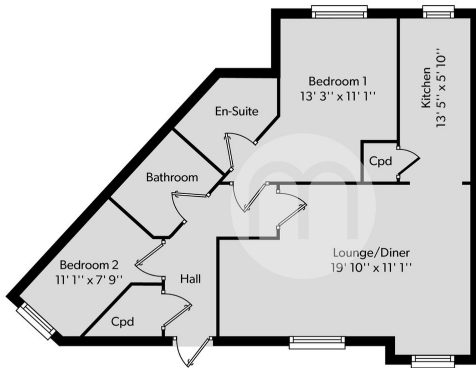
An allocated parking parking space.

Lease information

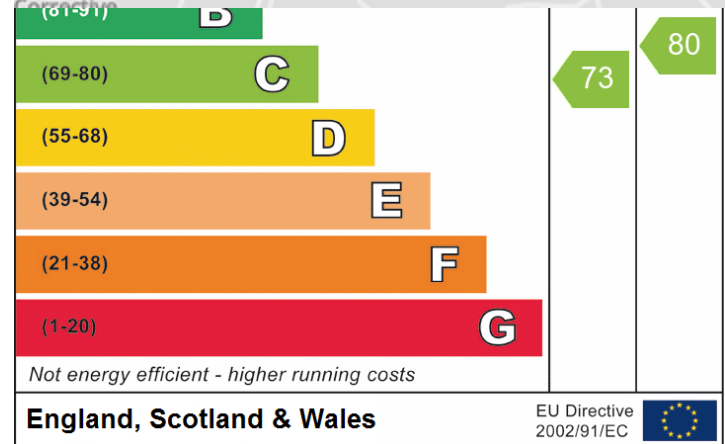
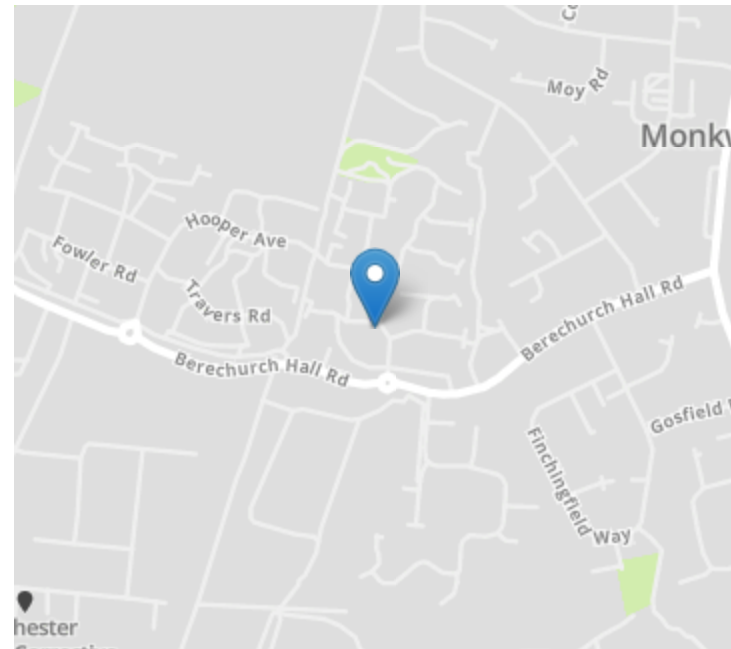
The property is offered on a leasehold basis with 120 years remaining on the lease. There is also a ground rent charge payable of £200per annum and a service charge of £96pcm.

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.