



- Detached Coach House
- Two Bedrooms
- Shower Room
- Open Plan Kitchen/Living/Dining Room
- Covered Car Port Parking
- Enclosed Private Garden
- West Colchester Location - Close To An Array Of Shops, Amenities, Schooling & Transport Links
- Ideal First Home

13 Ringlet Lane, Stanway, Colchester, Essex. CO3 0AJ.

Ringlet Lane, Stanway, CO3 – West Colchester - Two Bedroom Coach House - Situated in the popular Stanway area of West Colchester, this well-presented two-bedroom coach house offers convenient access to a wide range of local amenities. The nearby Tollgate Retail Park provides supermarkets, restaurants, a cinema, and retail outlets, while well-regarded primary and secondary schools are close by, including Holmwood House Private School. Marks Tey train station offers direct rail links to London Liverpool Street, and recreational facilities such as Eight Ash Green Cricket Club are easily accessible.



Property Details.

Ground Floor

Entrance Hall

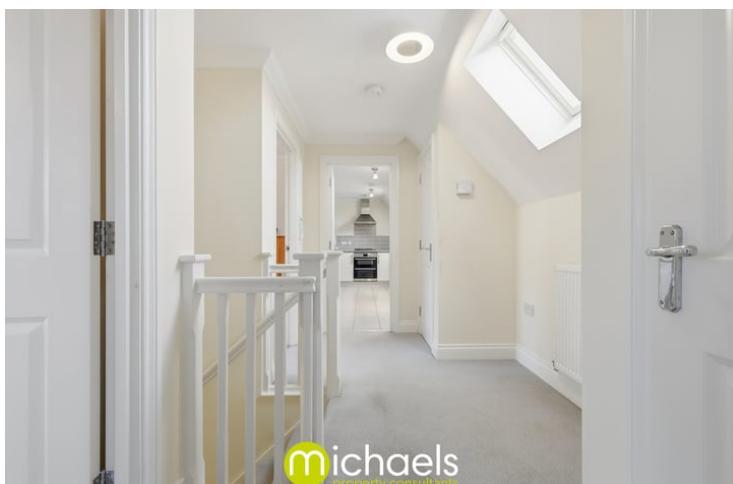
First Floor

Kitchen/Living Room



18' 3" x 15' 10" (5.56m x 4.83m)

Hallway



Master Bedroom



14' 6" x 11' 0" (4.42m x 3.35m)

Bedroom Two



11' 0" x 7' 8" (3.35m x 2.34m)

Jack & Jill Shower Room



7' 3" x 6' 11" (2.21m x 2.11m)

Property Details.

Outside

Garden

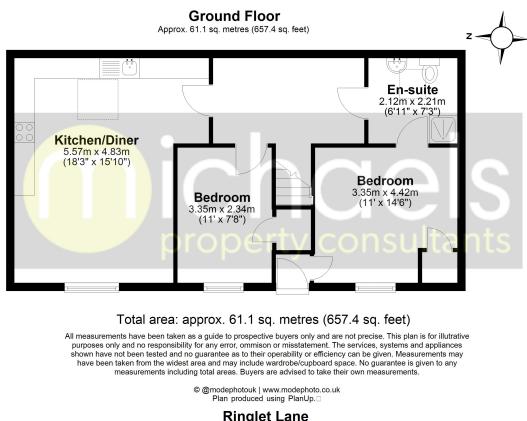


Leasehold Information

Leasehold information: 125 years from and including 1 January 2016 (approximately 115 years remaining). Maintenance fee circa £758 per annum payable to EWS. Ground rent of £125 per annum. Offered with no onward chain, the property is vacant and ready for occupation without delay.

Property Details.

Floorplans



Total area: approx. 61.1 sq. metres (657.4 sq. feet)

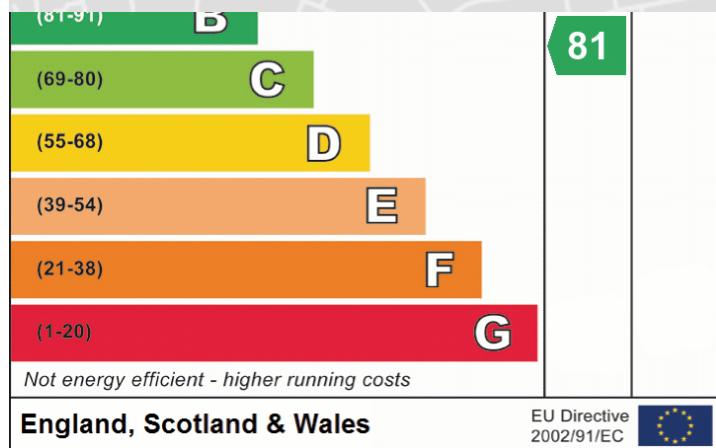
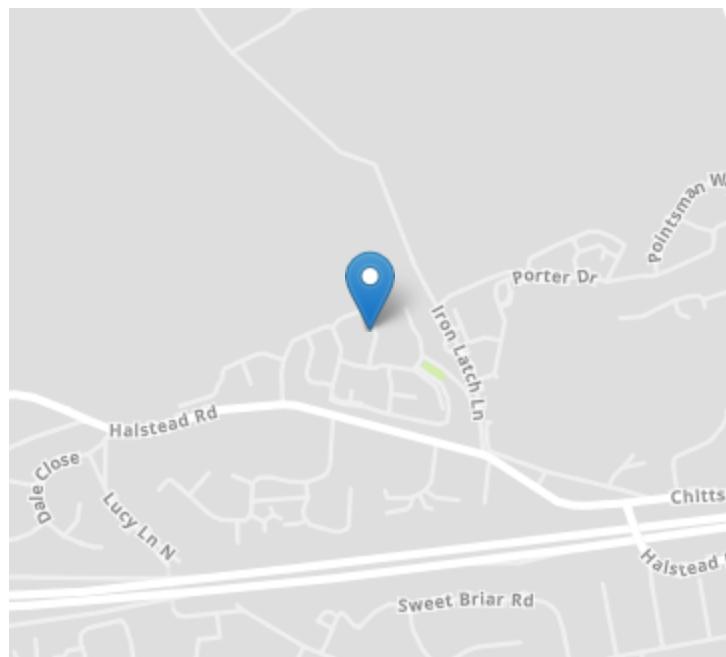
All measurements are approximate and may not be exact. These are for illustrative purposes only and no guarantee is given for any errors, omissions or misstatements. The services, fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Ringlet Lane

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.