



- A Contemporary Three Bedroom Town House
- Presented In First Class Order Throughout
- Generous Accommodation Over Three Floors
- Modern Kitchen, Family Bathroom And En-Suite
- Beautiful Communal Gardens
- Garage

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

A truly stunning and extremely well presented contemporary, three bedroom town house - conveniently located within the walking distance to the hustle and bustle of Colchester's Town Centre with its vast array of high end restaurants, shops and Train Station with links to London Liverpool street within the hour. Presented in excellent condition throughout this outstanding town house offers the potential purchaser a contemporary lifestyle with great amenities on the doorstep.



# Property Details.

## Ground Floor

### Entrance Hall

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

### WC

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

### Office/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

### Landing

With stairs rising to second floor and doors to;

### Lounge



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.

### Family Bathroom



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

# Property Details.

## Bedroom Two



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

## Bedroom Three



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

## Second Floor

### Second Floor Landing

With doors to;

### 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.

## Outside

### Rear Courtyard



A quaint courtyard offering space for outdoor furniture and a BBQ.

### Communal Gardens

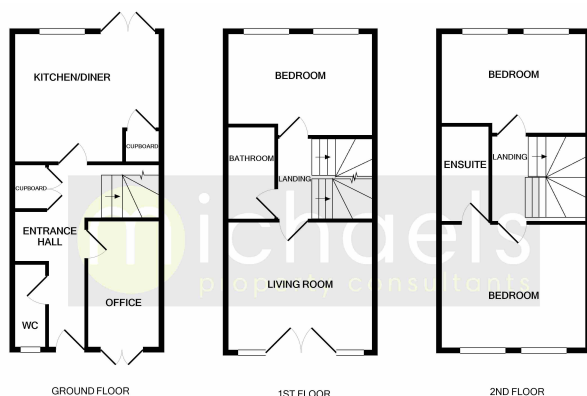
Beautiful communal gardens surround the property to the front.

### Garage

Located to the rear in the top car park.

# Property Details.

## Floorplans

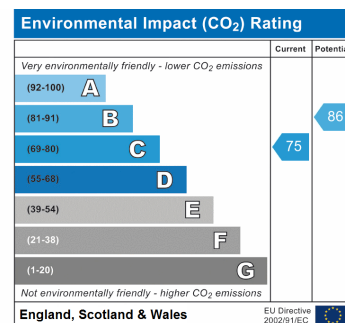
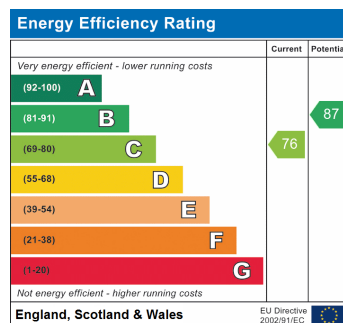


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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## Location



## Energy Ratings



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.