



- Spacious One Bedroom Maisonette
- Overlooking An Attractive Greensward, Enclosed By Handsome Cast Iron Railings
- Large Double Bedroom With Built In Wardrobes
- Tiled Bathroom Suite
- Open Plan Kitchen Living Area
- Allocated Parking Under Private Car Port For One Vehicle
- Ideal First Time Purchase Or Investment

## 12 Bennett Green, Colchester, Essex. CO4 5ZR.

Presented to market in the highest order and beautifully maintained throughout, this one bedroom maisonette is positioned favorably within this development, overlooking a very attractive greensward which contains an array of mature trees and shrubs and provides an exclusive feel with being enclosed by handsome cast iron railings. Commencing with a welcoming entrance hall, home to a large storage cupboard, this property offers an abundance of storage, bedroom and living space throughout. There is a very generous master bedroom which provides ample room for a large double/king size bed, separate dressing table and benefits from large built in double wardrobes.





# Property Details.

## Entrance Hall

13' 6" x 6' 7" (4.11m x 2.01m) Wood effect laminate flooring, UPVC door to front aspect, large storage cupboard, consumer unit, further doors to:

## Master Bedroom



12' 9" x 14' 2" (3.89m x 4.32m) UPVC windows to front aspect, built in wardrobes, communication input/output

## Bathroom Suite



W.C, vanity wash hand basin, tiled floor, panel bath with screen and shower over with tiled wall behind, wall mounted heater, extractor fan

# Property Details.

## Kitchen/Living Area



Open plan design measuring 19' 2" x 14' 3" (5.84m x 4.34m) and comprising of: wood effect flooring, modern fitted base and eye level units with roll top working surfaces over, space under counter and to side for free standing appliances, inset four ring electric hob with extractor fan over, inset electric fan assisted oven & grill, inset stainless steel sink, drainer with tap over, UPVC windows to rear aspect, variety of communication input/output points, additional storage cupboard

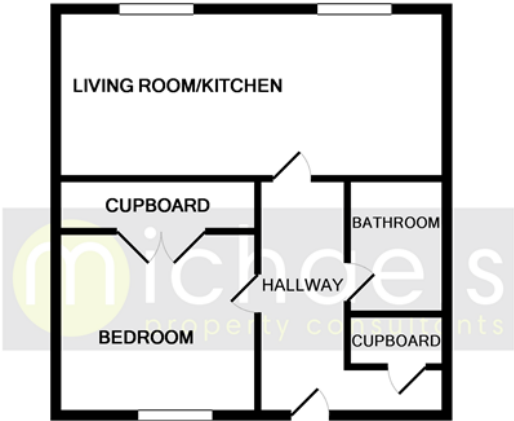
## Lease Information



We have been informed by our vendors that this property is offered on a leasehold basis. The lease was offered on a 200 year basis from 2008, so a long term lease remains for any prospective purchaser to benefit from. We have been advised that the maintenance is payable at £151.00 (approximately) every six months. The ground rent is payable at £87.50 every sixth months (approximately). We do however strongly advise that all of the above information is confirmed at an early stage with any prospective purchasers legal representative.

# Property Details.

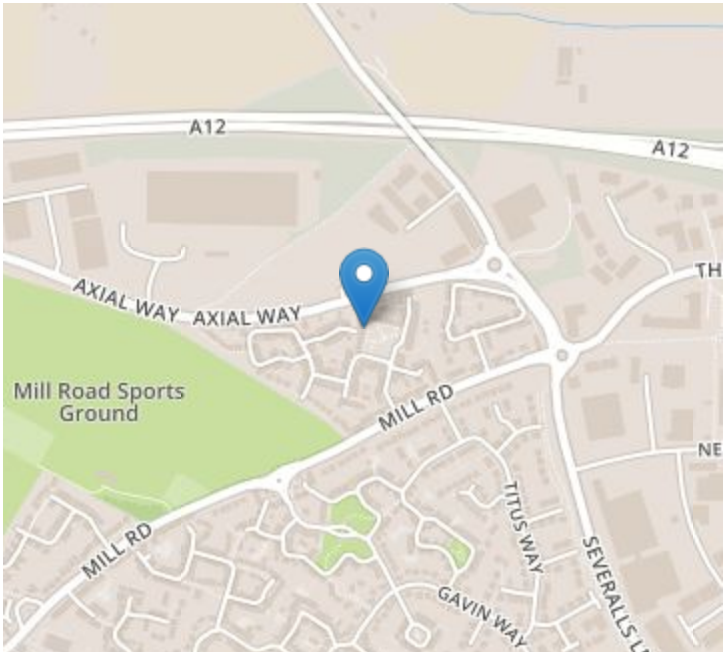
## Floorplans



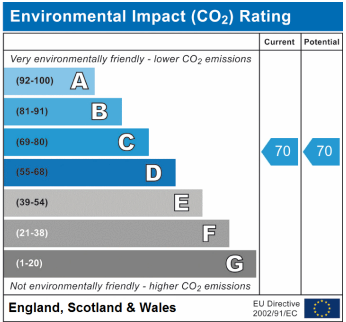
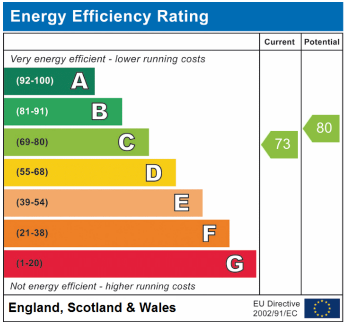
12 BENNETT GREEN

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.