



- Character Filled One Bedroom Ground Floor Maisonette
- Set With This Converted Historic Building
- Beautiful Grounds And Communal Gardens
- 16ft Lounge/Diner With Exposed Beams
- Modern Bathroom And Kitchen
- Allocated Parking
- Stones Throw From Main Line Station & A12

Flat 1 Old Rectory Court, Station Road, Marks Tey, Colchester, Essex. CO6 1EE.

A rare opportunity to purchase this spacious character filled ground floor one bedroom maisonette located in Marks Tey in Colchester with excellent access to Marks Tey Mainline Train Station, The A12 and Stanway Tollgate Business Park. Set within this historic building with beautiful communal gardens this property would make the ideal first time purchase. Offering a double bedroom with built in wardrobes, a 16ft lounge/diner with exposed beams, modern bathroom suite, kitchen with space for appliances and allocated parking.



Property Details.

Ground Floor Maisonette

Entrance Hall

With window to side, storage heater and doors to;

Bedroom One



8' 9" x 8' 8" (2.67m x 2.64m) With window to front, storage heater and built in wardrobe.

Lounge/Diner



16' 9" x 14' 0" (5.11m x 4.27m) With window to side, two storage heaters, TV point, exposed beams, door to;

Lobby

With storage cupboard, airing cupboard and doors to;

Property Details.

Kitchen



8' 2" x 5' 8" (2.49m x 1.73m) With window to front, matching eye level and base units with drawers and worktops over, inset sink and drainer, space and plumbing for washing machine, space for fridge/freezer, electric cooker and hob.

Bathroom



With close coupled WC, wash hand basin, panelled bath with shower attachment.

Outside

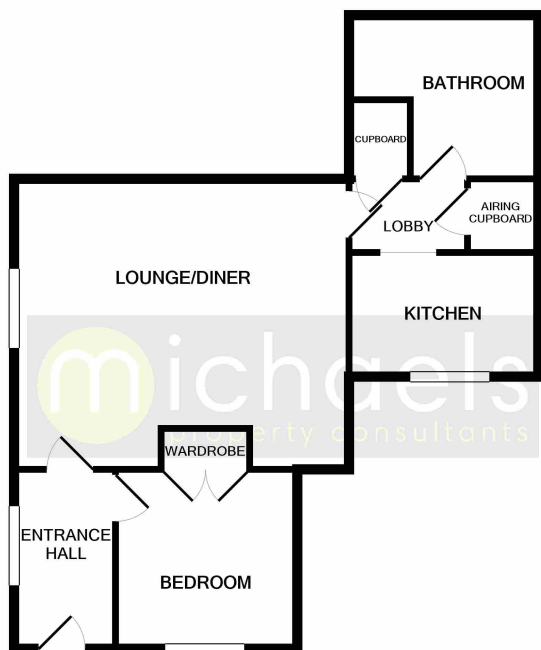
Grounds, Communal Gardens & Allocated Parking



As previously mentioned this property resides within an historic building which offers beautiful grounds and communal gardens and allocated parking.

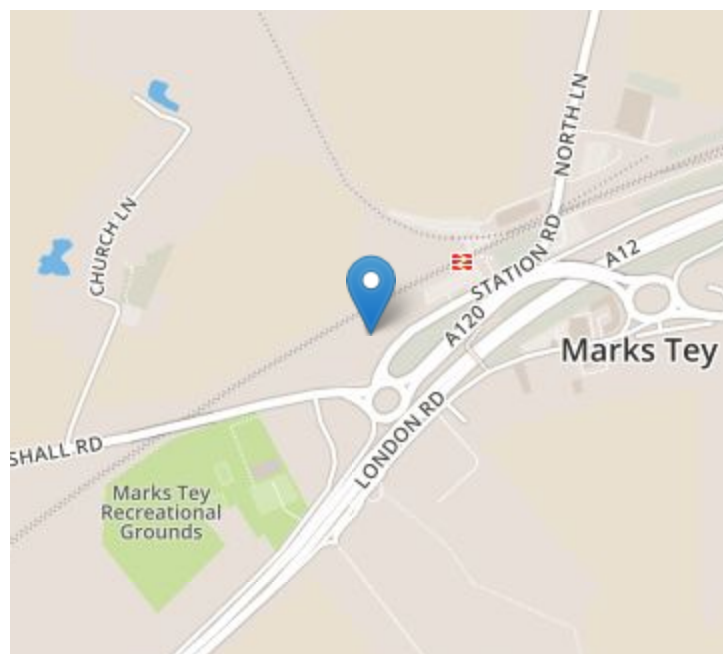
Property Details.

Floorplans

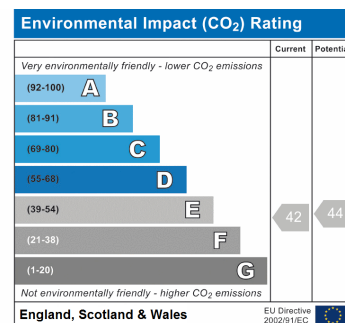
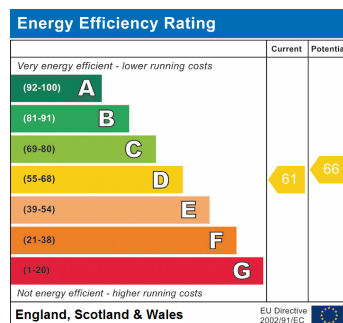


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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