



- Deceptively Spacious Two Bedroom Maisonette
- Ideal First Time Purchase Or Investment
- Offered With No Onward Chain - Early Viewing Advised
- 134 Years Remaining On Lease
- Large Reception Room
- Two Double Bedrooms
- En-Suite Shower Room To Master Bedroom
- Separate Bathroom Suite
- PRIVATE GARDEN
- Off Road Parking

## 24 Waterside Lane, Colchester, Essex. CO2 8HZ.

Situated to the South-East of Colchester resides this deceptively spacious two bedroom maisonette, offered to the market with no onward chain and ready to be occupied without delay. Presenting itself as the ideal first-time purchase, this home is within easy access of; Colchester's city centre, an array of useful shops and amenities, as well as the University of Essex being close by. Highlights include; two double bedrooms, en-suite shower room to the master bedroom, separate bathroom suite, fitted kitchen and a large and inviting reception room. Outside, its owners will enjoy a PRIVATE GARDEN and off-road parking for one vehicle. Viewings can be arranged via one of our consultants without delay.



# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to front aspect, stairs rising to first floor

### Landing

Windows to rear aspect, x2 radiators, inset storage cupboard, loft access, doors to:

### Reception Room



14' 10" x 10' 2" (4.52m x 3.10m) Windows to front aspect, window to rear aspect, radiator

### Kitchen



9' 2" x 7' 11" (2.79m x 2.41m) 9' 2" x 7' 11" (2.79m x 2.41m) A fitted kitchen comprising of; window to front aspect, a range of base and eye level fitted units with work surfaces over, inset sink, drainer and tap over, tiled splashback, inset oven, gas hob and extractor fan over, space for appliances including fridge/freezer and plumbing for washing machine, radiator, gas boiler

## Master Bedroom



11' 5" x 9' 1" (3.48m x 2.77m) Window to front aspect, radiator, door and access to:

## En-Suite Shower Room



Window to front aspect, wash hand basin, shower cubicle, radiator

# Property Details.

## Bedroom Two



8' 6" x 8' 3" (2.59m x 2.51m) Window to front aspect, inset wardrobe, radiator

## Family Bathroom



Window to rear aspect, W.C., wash hand basin, panel bath, radiator, part tiled walls

## Outside, Garden & Parking

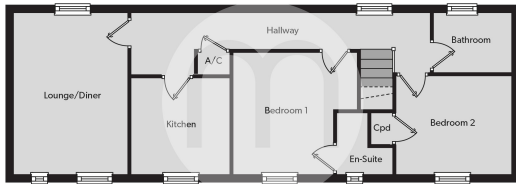
This property benefits from a private and enclosed rear garden, accessible via the carport underneath the property. The carport provides parking for one vehicle off road, with further parking available on road in the immediate area.

## Leasehold Information

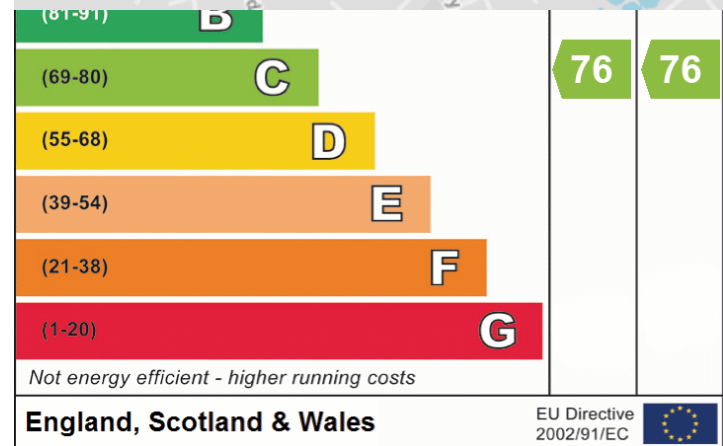
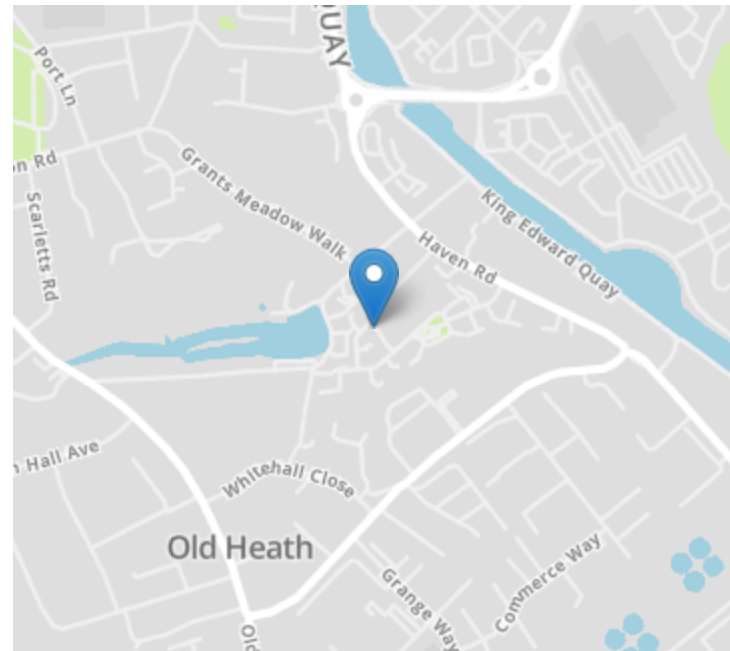
This property is offered on a leasehold basis with the term 155 years from 1 January 2004, meaning approximately 134 years are remaining on the lease term. Please contact a consultant to confirm the associated service charge and ground rent payable. We advise all interested parties to confirm this information with a legal representative at an early stage of their conveyance, to prevent any discrepancy.

# 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.