



- Guide Price £140,000 - £150,000
- Masionette
- Two Double Bedrooms
- Fitted Kitchen With Space For Appliances
- Tiled Bathroom Suite
- Spacious Living Area
- Communal Gardens And Storage
- Allocated Parking
- Close To Colchester's Town Centre, Hythe Station & University Of Essex

155 Hythe Hill, Colchester, Essex. CO1 2NG.

Positioned favourably in the heart of Colchester's Town Centre and within moments of an array of excellent amenities, is this two bedroom ground floor maisonette offering an abundance of living and bedroom space throughout. Presented to the market in excellent order this home boasts two double bedrooms and a modern fitted kitchen & tiled bathroom suite. This maisonette also benefits from a communal garden with outdoor storage available. Ideal for any first time purchaser or investor, this property is situated within moments of Colchester's Town Centre & Hythe Station offering transport links to London Liverpool Street Station, ideal for the commuter/working professional.



Property Details.

Entrance Hall

UPVC entrance door, radiator, large storage cupboard housing immersion tank, further doors to:

Living Room



15' 9" x 11' 6" (4.80m x 3.51m) UPVC bay window to front aspect, radiator, array of communication input/outputs, further door to:

Kitchen



9' 9" x 9' 8" (2.97m x 2.95m) Fitted kitchen comprising of an array of fitted base and eye level units with roll edge working surfaces over, inset stainless steel sink and drainer with mixer tap over, space for freestanding appliances, integrated fridge./freezer, integrated electric fan assisted oven and grill, inset four ring gas hob with extractor fan over, UPVC window to rear aspect and door to rear aspect (leading to communal gardens) & parking area

Master Bedroom



12' 1" x 10' 2" (3.68m x 3.10m) UPVC window to rear aspect, radiator, television ariel point

Bedroom Two



9' 5" x 8' 10" (2.87m x 2.69m) UPVC window to front aspect. radiator

Property Details.

Family Bathroom Suite



Bathroom suite comprising of, UPVC window to rear aspect, panel bath with shower over and glass screen, pedestal wash hand basin, 1/2 tiled walls, W.C, radiator, Jack and Jill doors

Outside & Parking



As previously mentioned, this property benefits from attractive communal gardens, of which are laid to lawn. The property can be accessed from both the front and rear. There is the added benefit of an outdoor brick storage shed. This maisonette comes complete with one allocated parking space, with parking accessible for visitors also close by.

Lease Information

We have been informed by the current vendors that this property is offered on a leasehold basis and there are approximately 109 years on the lease. The maintenance is payable of £1 600 per annum and ground rent of £200 per annum. We do however, advise that any interested parties check this information with their legal representative.

Property Details.

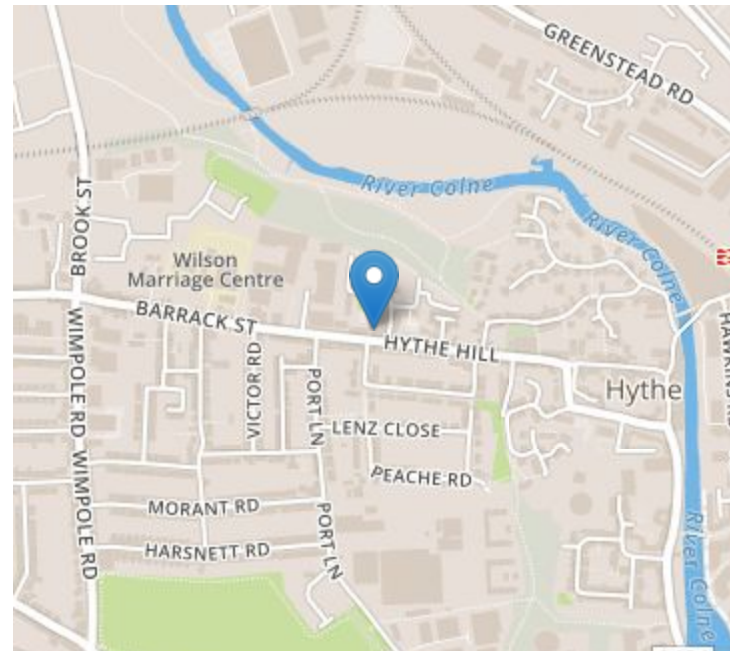
Floorplans



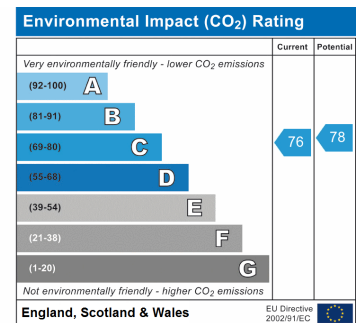
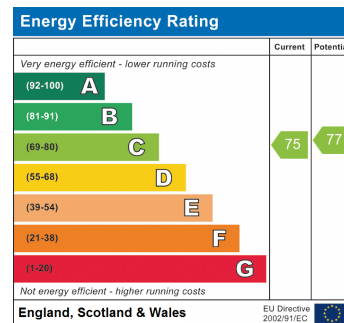
Total area: approx. 62.7 sq. metres (674.7 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved. Plan produced using PlanUp.

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.