



- Deceptively Spacious Two Bedroom Maisonette
- Favourably Positioned To The South Of Colchester
- Easy Access To Colchester's Town Centre & A Choice Of Useful Amenities
- Presenting Itself As An Ideal First Time Purchase Or Investment Opportunity
- Two Generous Bedrooms
- Recently Fitted Shower Room
- Renovated To A High Standard Throughout
- Private Rear Garden With Covered Terrace
- Early Viewing Strongly Advised

5a Nightlingale Court Adelaide Drive, Colchester, Essex. CO2 8FJ.

Residing favourably to the South of Colchester and nestled in a delightful cul-de-sac position, lies this fantastic two bedroom ground floor maisonette. Deceptively spacious, it makes the ideal first time purchase or investment alike. It is also with easy access of a range of useful amenities, served by an excellent bus network with links to Colchester's Town Centre & North Station and moments from a choice of useful shops and services. Accommodation is offered by way of a modern fitted kitchen, recently fitted shower room, two large bedrooms and the added benefit of a private enclosed rear garden, benefiting from it's very own covered sun terrace area. This excellent maisonette also benefits from two allocated parking spaces, with further parking easily accessible on road for both residents and visitors alike. Benefiting from a long term lease of approximately 978 years remaining and presented to market in excellent order, we encourage early viewings to appreciate the excellent accommodation on offer.



Property Details.

Ground Floor

Entrance Hall

Electric heater to wall, wooden effect flooring, door to living room/dining area:

Living Room/Dining Area



16' 7" x 10' 11" (5.05m x 3.33m) Wooden effect flooring, UPVC window to rear aspect with door to decking area, electric heater to wall, range of communication input/output points, access into kitchen:

Kitchen



12' 0" x 10' 11" (3.66m x 3.33m) Full range of eye level units, work surfaces and cupboards, UPVC window to front aspect, electric integrated oven, stainless steel sink/drainage, free standing appliances.

Master Bedroom



11' 0" x 10' 1" (3.35m x 3.07m) UPVC window to side aspect, wooden effect flooring, large inset media/wardrobe unit, electric heater

Property Details.

Bedroom Two



7' 10" x 7' 5" (2.39m x 2.26m) UPVC window to front aspect, electric heater, inset storage cupboard, wooden effect flooring.

Shower Room



6' 9" x 6' 7" (2.06m x 2.01m) UPVC obscured window to side aspect, low level W,C, vanity wash basin, shower cubicle with glass panelled door, tiled walls, wooden effect flooring

Outside



To the rear of the property offers its own private garden, with raised decking and patio to the side. The remainder of the garden is laid to shingle with a shed to remain. To the side of the property provides gated access to the front, providing allocated parking to the front with a further space to the side.

Lease Information

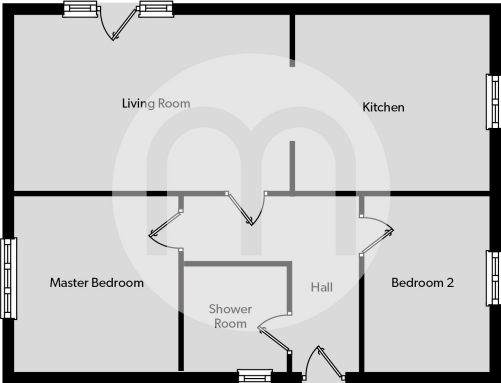
We have been advised by the current owners that a very attractive lease length of approximately 978 years remains on the property, with very minimal service charge payable and the added benefit of now ground rent. This maisonette is offered on a 'right to manage' basis and therefore any maintenance required is shared between residents in the same block, with a payment made towards contribution of communal gardens and parking facilities. This set up allows for minimum costs, benefiting leaseholders. We do advise that all interested parties confirm this set up with their legal representative at an early stage of their conveyance, to avoid any discrepancy and gain legal clarity on the arrangements.

Agents Note

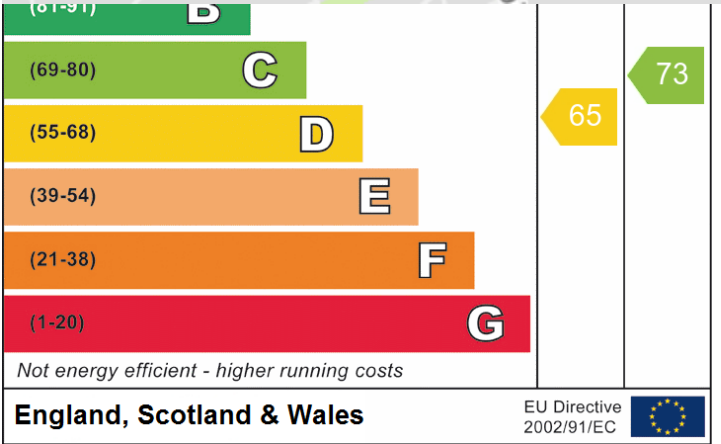
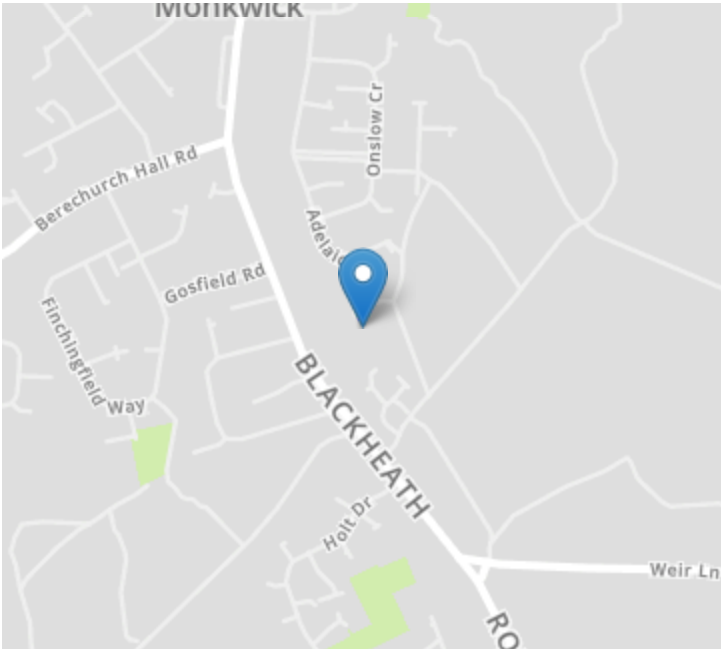
Please be advised the floorplan is being produced and will be uploaded to the listing shortly.

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.