



- Sought After Location
- Beautifully Presented And Modernised Throughout
- Two Double Bedrooms
- Garage
- Walking Distance Of Railway Station
- En Suite and Family Bathroom
- Excellent First Time/Investment Purchase
- Walk To Castle Park, Town Centre And Train Station

26 Rouse Way, Colchester, Essex. CO1 2TT.

A stunning two bedroom maisonette set on the ground floor of this exclusive riverside development, set in the heart of Colchester Town within easy reach to mainline train stations, the A12 and seconds from the beautiful Castle Park. This fabulous property enjoys an array of stylish & exceptionally spacious accommodation. Highlights include two sizeable double bedrooms, two luxury bathrooms and a beautiful open plan living/dining & kitchen space, the property also benefits of its own private garage. To fully appreciate this well presented property internal inspection is a must.



Property Details.

Ground Floor Maisonette

Open Plan Living Area

Living room/Dining Room/Kitchen



26' 4" x 16' 5" (8.03m x 5.00m) Two double glazed sash windows to front, two double glazed sash windows to rear, two storage heaters. Range of matching base and eye level units, roll edge work surfaces with inset sink and drainer unit, integrated oven and hob with extractor fan, space for appliances, lino flooring to kitchen area and newly laid carpets to lounge area.

Inner Hall

Door's leading to;

Bedroom One



13' 2" x 13' 2" (4.01m x 4.01m) Two double glazed sash windows to rear, storage heater, wardrobe with sliding mirror fronted doors, door to ensuite.

Ensuite



Fully tiled shower cubicle, wash hand basin, low level w.c., tiled splashbacks, newly laid wood effect flooring.

Property Details.

Bedroom Two



13' 2" x 6' 10" (4.01 m x 2.08m) Double glazed sash window to front, storage heater, newly laid wood effect flooring.

Family bathroom



Panel enclosed bath, wash hand basin, low level w.c., tiled surround, extractor fan, vertical radiator, inset spotlights, newly laid wood effect flooring.

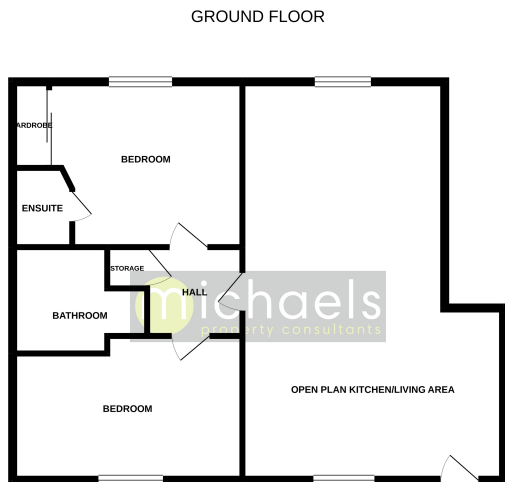
Outside



The property benefits from a garage with up and over door.

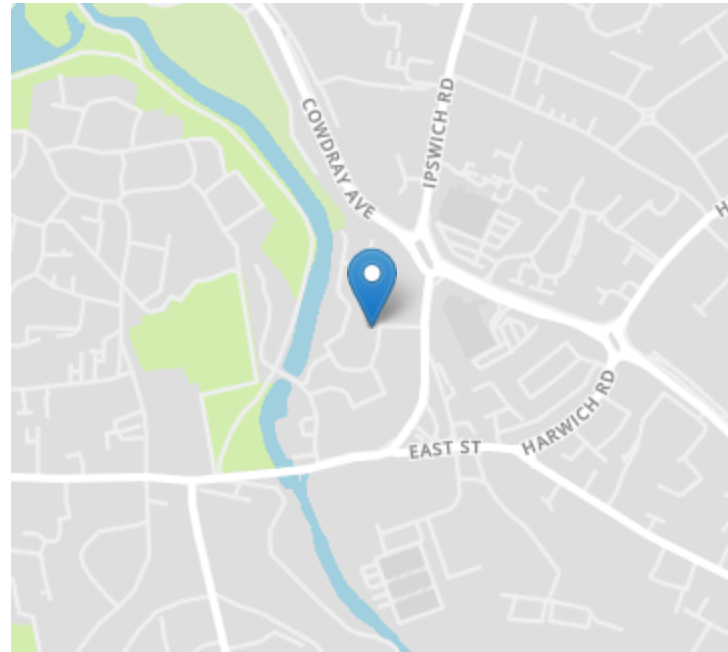
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of actual buildings, walls, doors and other items are approximate and the floorplan is based on the best available information. The plan is for illustrative purposes only and should not be used as a basis for any purchase or other transaction. The accuracy of the floorplan is not guaranteed and the purchaser should verify the accuracy of the floorplan with the seller prior to purchase. Made with Energy 2.0.0.0

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.