



- Duplex Mews House
- City Centre Location & Close To An Array Of Useful Shops, Amenities & Transport Links
- Ideal First Time Buy Or Investment
- Stunning Conversion
- Fabulous Open Plan Living/Dining & Kitchen Space
- Ground Floor Cloakroom
- Mezzanine Bedroom
- Luxury En-Suite Bathroom
- Private Garage
- No Onward Chain!

Stable 7 Flat 3, Stable Road, Colchester, Colchester, Essex. CO2 7GL.

****Guide Price £200,000 - £210,000**** A truly beautiful one bedroom duplex mews house forming part of this stunning historic conversion undertaken by Lexden Restorations, offered with the added luxury of no onward chain and set in a prime position adjacent to Abbey Fields and within walking distance of both the city centre and Station. Internally you are greeted by a fabulous open plan living/dining & kitchen space, which features a vaulted ceiling, a bespoke fully integrated kitchen and two separate doors opening to out small parcels of outside space, there is also a sizeable ground floor cloakroom. On the first floor there is a generous mezzanine double bedroom and a luxurious bathroom.



Property Details.

Ground Floor

Open Plan Living/Kitchen/Dining Room



4.78m x 6.49m (15' 8" x 21' 4") An open plan living/kitchen/dining room, comprising of: windows to front and side aspect, glazed front door, inset storage, under-floor heating, a variety of modern base and eye level fitted units with work surfaces over, drawers under, inset sink, mixer tap and drainer, integrated appliances including; fridge/freezer, dishwasher, oven, hob with extractor fan over, space and plumbing for washing machine/further appliances, glass balustrade stairs rising to first floor, access to:

Cloakroom

1.99m x 1.96m (6' 6" x 6' 5") Low level W.C., under floor heating, wall mounted hand wash basin, tiled splash back

First Floor

Mezzanine Bedroom



3.28m x 3.23m (10' 9" x 10' 7") Glass balustrade surround (overlooking open plan living space), access to:

Property Details.

En-Suite Bathroom



2.01m x 2.03m (6' 7" x 6' 8") Tiled panel bath with shower over and screen, tiled walls and floor, hand wash basin, W.C., wall mounted heated towel rail

Additional & Leasehold Information

This mews house comes complete with the added luxury of a single garage, en-bloc (Garage '8') in the immediate area. On street permit parking is also available with a residents permit in the immediate area, obtainable from the local council for a nominal annual fee, including visitors permits.

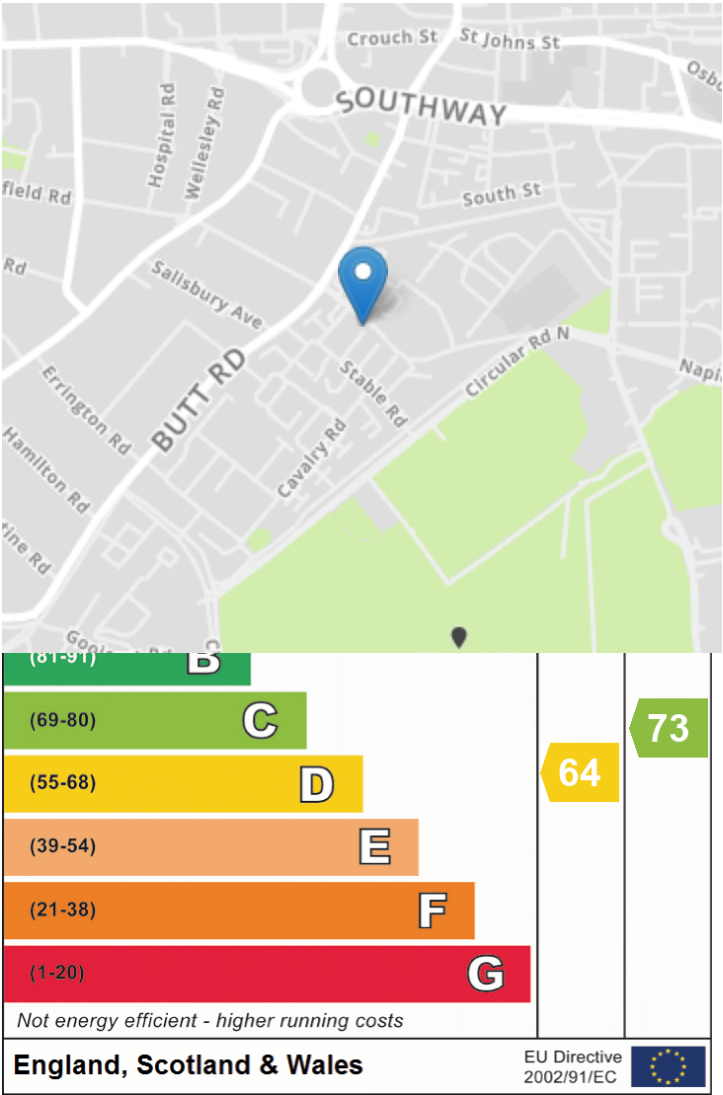
This property is offered on a leasehold basis, from and including 5 May 2010 to and including 30 June 2207, with approximately 182 years remaining on the lease term. We understand that there is a service charge payable annually of £650.00p (including insurance) and a ground rent of £260.00p payable per annum also. We advise all interested parties to confirm this information with their legal representative at an early stage of their conveyancing to prevent any discrepancy.

The apartment resides in a building which is Grade II listed.

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.