



- Beautifully Maintained Communal Gardens
- Open Plan Living Area
- En Suite To Master Bedroom
- Ideal For First Time Buyers, Working Professional Or Investors
- Prominent Highwoods Area
- Within Close Proximity To Colchester North Station
- Ground Floor Maisonette
- No Onward Chain
- Allocated Parking

## 153 Chinook, Highwoods, Colchester, Essex. CO4 9XS.

Nestled towards the north of Colchester lies this one bedroom ground floor maisonette, benefitting from an abundance of local amenities including well rated schooling and Highwoods Country Park for nature walkers alike. The property is offered to the market with no onward chain and would be an excellent first time purchase or working professional. Boasting convenient access to the A12 and Colchester's town centre, with North Station close by for direct links to London Liverpool Street. Comprising of open plan living space with a generous kitchen, a spacious double master with a shower room as well as separate WC to the front of the property. Furthermore, the property is enhanced with off road parking and visitors spaces.



# Property Details.

## Ground Floor Accommodation

### Entrance Hallway

Main door leading into hallway, door to Cloakroom:

### Cloakroom

Low level W,C, vanity unit, radiator.

### Living Room



10' 7" x 9' 9" (3.23m x 2.97m) UPVC box bay window to front aspect, electric heater, door leading to bedroom and open access to:

### Kitchen



7' 7" x 6' 10" (2.31m x 2.08m) Single sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor mounted cupboards and drawers, electric cooker point, plumbing for a washing machine.

## Bedroom One



12' 5" x 9' 4" (3.78m x 2.84m) Double glazed window to the front aspect, built-in airing cupboard (housing the water tank), electric storage heater and a door leading to:

### Bathroom

Low level W.C, panelled bath with attached shower, vanity unit, chrome heated towel rail partly tiled walls.

## Lease Information & Agents Notes

The property is offered on a Leasehold basis with 967 years currently remaining on the lease. There is a annual service charge of £79.00 payable on the first day of each month. The ground rent is paid by two bi-annual payments of £125 on the 1st of January & 1st of August. The service charge payment contributes towards the buildings insurance, upkeep of all communal areas, including generous gardens and parking facilities. We do however advise that all interested parties confirm this information with their respective solicitors, at an early stage of conveyancing.