



## 1 Tarragona Mews, Colchester, Colchester, Essex. CO2 8YD.

\*\* Guide Price £140,000 to £150,000 \*\* Residing towards the popular south side of Colchester, lies this one bedroom ground floor Maisonette. Ideal for any first time buyer, investor or working professional, this property boasts an array of features throughout, benefitting from its own low maintenance garden, allocated parking and generous reception room. The property is accessed through the 'Mountbatten Drive' development and is within close proximity and easy access to Colchester's City Centre and station. Internally the property comprises of a porch leading into a spacious living room along with the kitchen leading off the hallway and completing the ground floor offers a master bedroom and kitchen with access into the garden. Outside the property offers its own private garden rear garden with gated access to an allocated parking area.

- Ideal Investment Or First Time Purchase
- Allocated Parking
- Located In A Delightful Cul De Sac Position
- Generous Reception Room & Bedroom
- No Onward Chain
- Well Presented Throughout
- Communal Garden With Direct Access





# Property Details.

## Ground Floor

### Living Room

12' 5" x 12' 8" (3.78m x 3.86m) UPVC window to front aspect, electric storage heater.

### Kitchen



13' 3" x 6' 9" (4.04m x 2.06m) Full range of base and eye level units, cupboards and work surfaces, space for appliances, door leading out to garden.

### Bedroom One



10' 4" x 8' 5" (3.15m x 2.57m) UPVC window to front aspect, electric storage heater, space for wardrobes.

## Bathroom



7' 3" x 5' 9" (2.21m x 1.75m) Obscured window to side aspect, panelled bath with shower attached, tiled walls, low level W.C, vanity wash basin.

## Outside



Outside the property offers a communal garden with gated access to an allocated parking area.

## Agents Notes

We are advised that there is 954 years remaining on the lease with no service charge or ground rent, however the maintenance is shared between the residents within the block.