



- An Excellent And Unique Example Of A Two Bedroom Maisonette
- En Suite To Master Bedroom & Family Bathroom
- Two Generous Bedrooms
- Open Plan Kitchen/Dining Ares With An Attractive Box Bay Window
- Stunning Views Over Distillery Pond
- No Service Charge or Ground Rent
- Tastefully Decorated & Finished Throughout
- Hythe & City Station Access
- East Colchester Position
- Well Maintained Communal Gardens

### 4 4 Hull House Mews, Waterside Lane, Colchester, Colchester, Essex. CO2 8FQ.

A superb two-bedroom maisonette situated just moments away from the Hythe, boasting convenient proximity to Essex University. This property features desirable amenities including parking, two bathrooms, a charming Juliet balcony, and has been meticulously finished to an exceptional standard.



Call to view 01206 576999





# Property Details.

## First Floor

### Entrance Hallway

Stairs leading to the first floor with doors to;

### Open Plan Living Area/Kitchen



19' 19' 0" x 8' 5" (5.79m x 2.57m) Range of matching units, cupboards and work surfaces, integrated appliances, inset electric oven with induction hob, tiled flooring, spot lighting, radiators, large box bay window.

## Master Bedroom



13' 9" x 9' 1" (4.19m x 2.77m) French doors to Juliet balcony with pond views, radiator and door to;

## En Suite



Low level WC, wash hand basin, double shower cubicle, chrome heated towel rail and an obscured double glazed window.

# Property Details.

## Bedroom Two



11' 5" x 8' 9" (3.48m x 2.67m) Double glazed window and radiator.

## Bathroom



Low level WC, pedestal wash hand basin, panelled bath with shower over, chrome heated towel rail and an obscured double glazed window.

## Outside



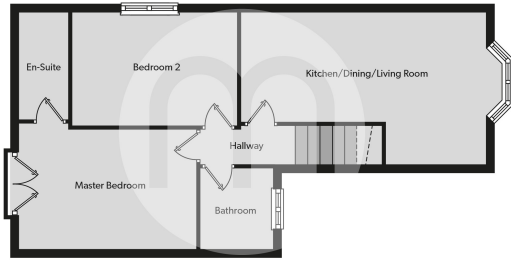
Outside the property offers allocated parking and a shared courtyard style garden with the adjoining property.

## Agents Notes & Lease Information

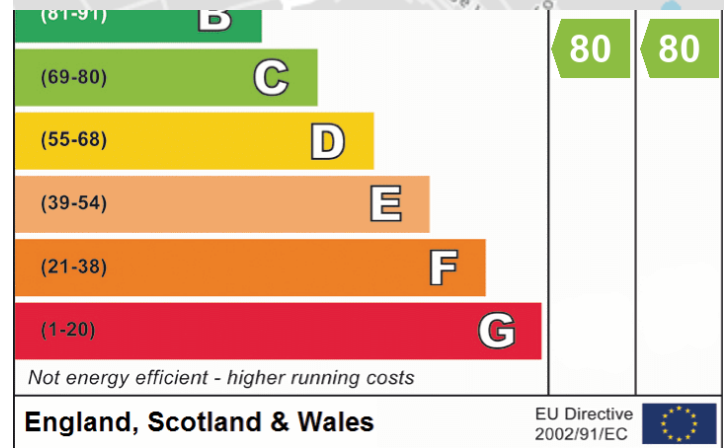
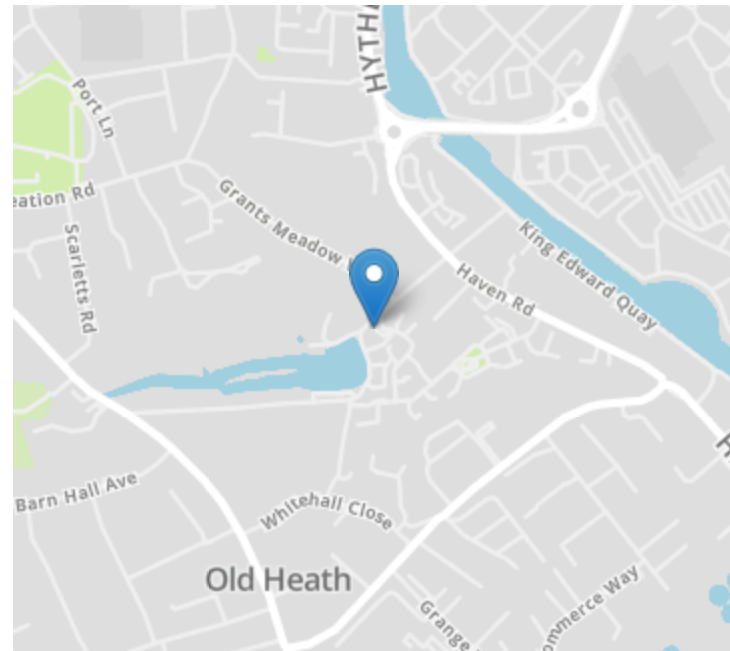
We have been advised by the seller that there's no ground rent or service charge to pay annually. There is currently a lease length remaining of 82 years. We do however advise that all lease information is clarified a solicitor.

# 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.