



- Sought After Location
- First Floor Maisonette
- Two Bedrooms
- High Specification Throughout
- Brand New Kitchen & Bathroom
- Newly Fitted Double Glazing
- Allocated Parking & Visitors Parking
- Communal Garden

Flat 5 Overstone Court, Layer Road, Colchester, Essex. CO2 7JX.

This beautifully presented first floor maisonette is located via a private drive to the South/West of Colchester town centre. The property comprises of a newly fitted kitchen, stunning living room, two sizeable bedrooms and brand new bathroom. The property also offers one allocated parking space, three visitors parking spaces and a generous communal garden. Within the last year the property had new UPVC windows fitted throughout. Overstone Court is located just off of Layer Road and is within close proximity to many shops, bus routes and Colchester Town centre. Internal inspection is highly recommended to fully appreciate what this beautiful property has to offer.



Property Details.

Entrance Hall

Double glazed window to side aspect, stairs rising to first floor, airing cupboard, radiator, doors leading to;

Living Room



8' 7" x 13' 9" (2.62m x 4.19m) Double glazed window to rear aspect, T.V and phone points, door leading to kitchen.

Kitchen



8' 1" x 6' 3" (2.46m x 1.91m) Double glazed window to rear aspect, a range of wall and base units over an area of roll edge work tops, inset stainless steel sink and drainer unit, tile splash backs, built in electric oven with electric hob and extractor hood above, space for appliances, plumbing for washing machine.

Bedroom One



12' 4" x 9' 3" (3.76m x 2.82m) Double glazed window to front aspect, radiator.

Bedroom Two



9' 0" x 6' 3" (2.74m x 1.91m) Double glazed window to side aspect, radiator.

Property Details.

Outside and Parking



To the rear there is a very generous communal garden access via a private gate, for the residents only. The garden is mainly laid to lawn and enclosed by panel fencing.

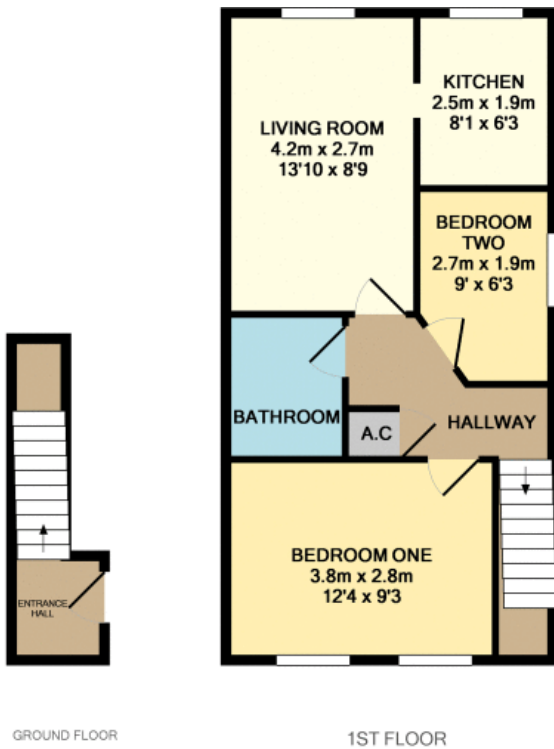
To the front the property is approached via private gravel drive. There is one allocated parking space along with three visitors parking spaces.

Lease information

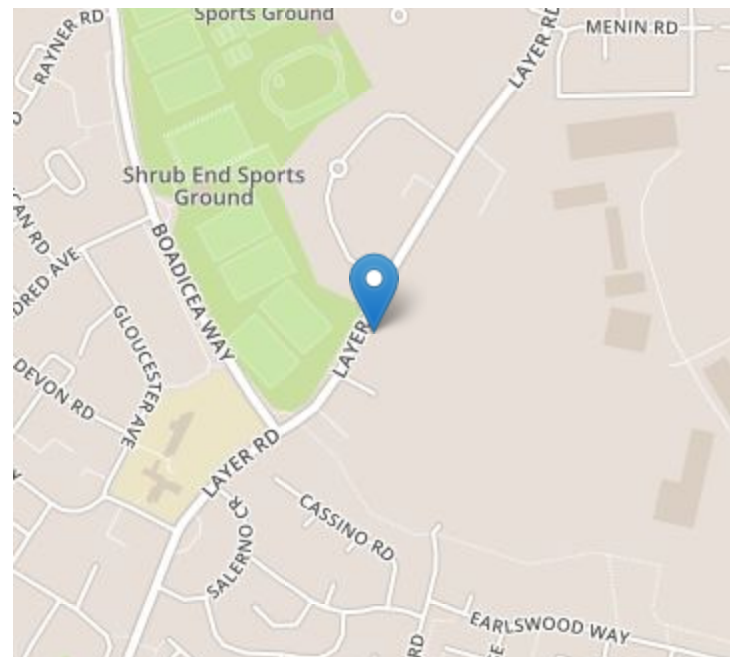
The lease has 94 years remaining. The yearly ground rent is £190 and the maintenance fee is £116 per calendar month.

Property Details.

Floorplans

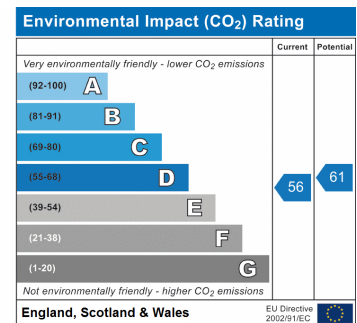
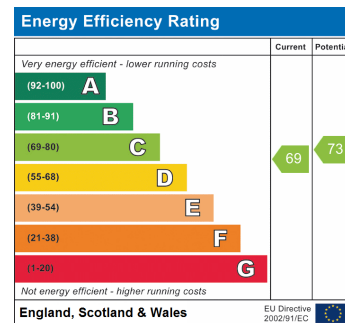


Location



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.