



- Ground Floor Maisonette
- One Double Bedroom
- Open Plan Living Space
- Fitted Kitchen
- Modern Bathroom
- Access To Communal Gardens Through Patio Doors
- Allocated Parking & Visitors Parking

Flat 19 Place Farm Court, Rowhedge Road, Colchester, Essex. CO2 8ER.

Tucked away in a small cul-de-sac is this spacious one bedroom maisonette. The property is located to the South of Colchester with great local transport links to the town centre and within walking distance to local shops and a short drive to Rowhedge. Highlights of the property include its open plan living room and kitchen, a tiled bathroom and great size double bedroom which provides access to the communal garden via patio doors. This maisonette also benefits from Gas Central Heating and double glazed windows. The property also comes with the added benefit of a long term lease which was offered at 999 years from new. Making the perfect first time purchase or investment, viewing is simply essential to appreciate all this home has to offer.



Property Details.

Ground Floor

Porch

With UPVC double glazed window to front, open to;

Lounge/Diner



12' 8" x 12' 4" (3.86m x 3.76m) With UPVC double glazed window to front, radiator, door to inner hall, open to;

Kitchen



9' 10" x 5' 2" (3.00m x 1.57m) With a range of matching units with drawers and worktops over, inset sink and drainer, space for appliances.

Inner Hall

With two storage cupboards, doors to;

Bedroom One



10' 6" x 10' 0" (3.20m x 3.05m) With UPVC double glazed sliding doors to communal gardens, radiator.

Bathroom



With UPVC double glazed obscure window to rear, part tiled walls, wash hand basin, close coupled WC, panelled bath.

Property Details.

Outside

Communal Gardens & Grounds

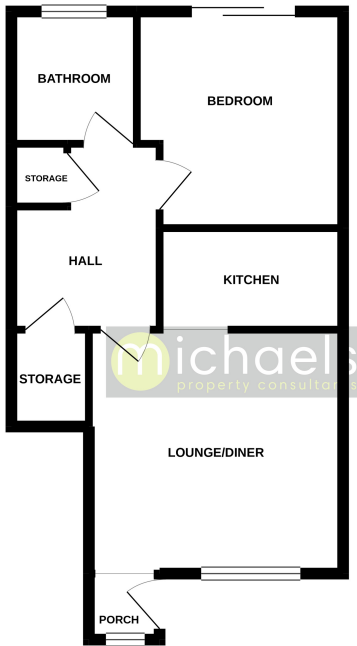


Outside, the property comes with a communal gardens which has a clothes drying area. There is also one allocated parking space and ample visitors spaces available.

Property Details.

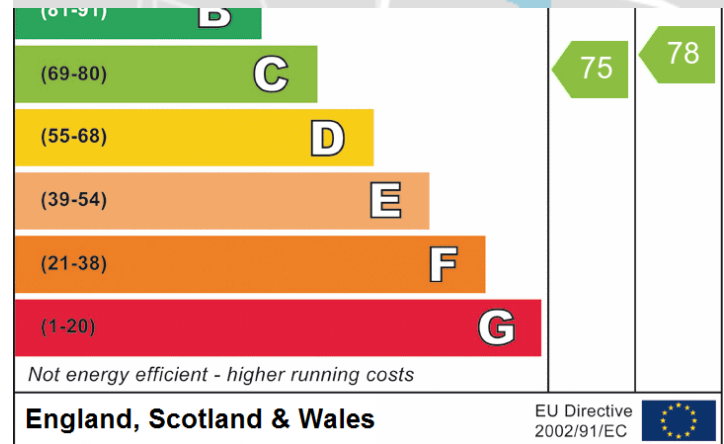
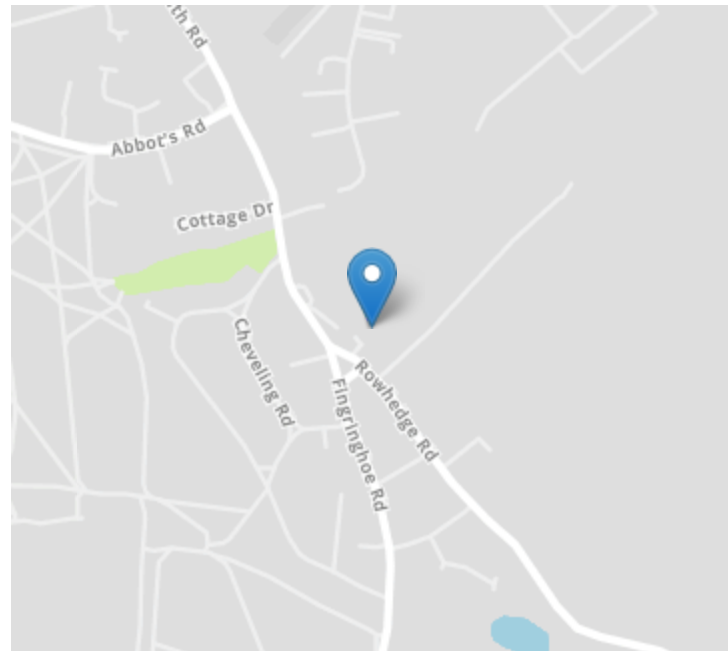
Floorplans

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other items are approximate and the 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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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.