



- A Well-Presented First Floor Maisonette
- Ideal First Time Purchase Or Investment
- North Colchester Position - Close To Amenities, Schools, Bus Network & University Of Essex
- Two Generous Bedrooms
- Upgraded Bathroom Suite
- Fitted Kitchen With Space & Plumbing For Appliances
- Generously Proportioned Living Room
- Private & Enclosed Garden
- Communal Parking To Rear

## 25 Geranium Walk, Colchester, Colchester, Essex. CO4 3QT.

Geranium Walk - North Colchester, CO4 - Ideal First Time Purchase - Situated in the pleasant walkway position of Geranium Walk in North Colchester (CO4), this first-floor maisonette presents a well-proportioned layout, making it an ideal first home or investment opportunity. The property is conveniently located close to a wide range of schooling, the local bus network, Colchester city centre, and the University of Essex, and comes complete with a private garden featuring a low-maintenance artificial lawn and secure gated rear access to the parking area.





# Property Details.

## First Floor Maisonette

Entrance Hall

## First Floor

Landing

Living Room



15' 11" x 14' 4" (4.85m x 4.37m)

## Kitchen



12' 7" x 8' 9" (3.84m x 2.67m)

## Bathroom



7' 11" x 6' 4" (2.41m x 1.93m)

# Property Details.

## Master Bedroom



12' 4" x 11' 9" (3.76m x 3.58m)

## Bedroom Two



11' 7" x 9' 2" (3.53m x 2.79m)

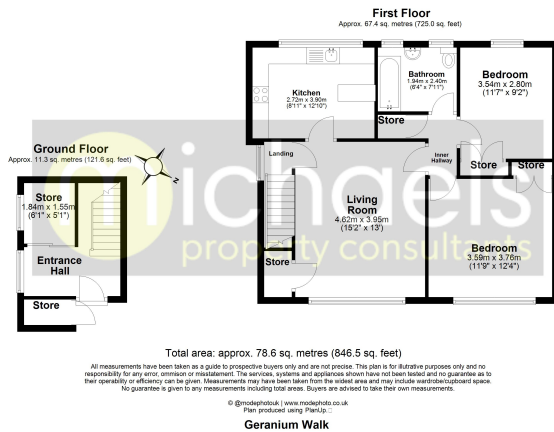
## Leasehold Information

This property is offered on a leasehold basis, 125 years from 27 January 1986, meaning circa 85 years remain on the lease term. A service charge of £230.11 per annum and has been paid in full. The cost of the Ground rent is £10.00 per year and has been paid as well.

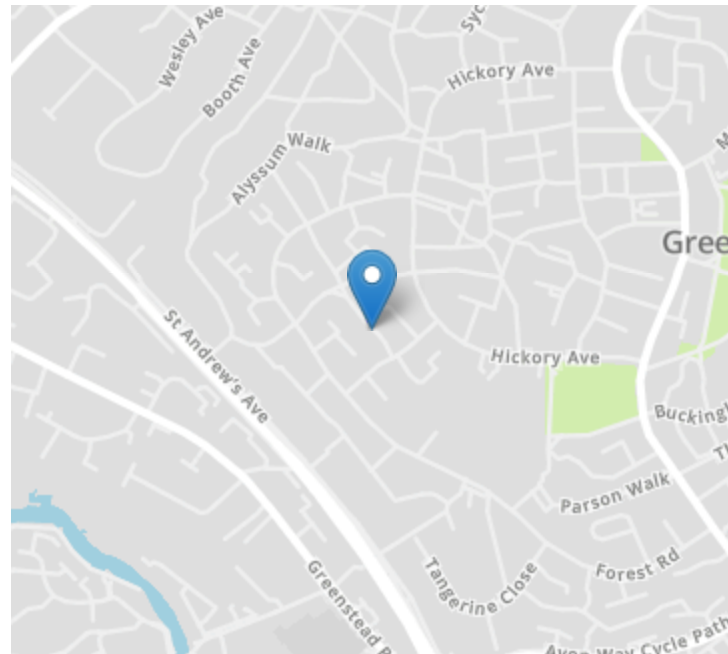
We advise all interested parties to confirm this information with their appointed solicitor to prevent any discrepancy.

# Property Details.

## Floorplans



## Location



## 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.