



- No Onward Chain
- Close TO An Array Of Excellent Amenities, Shops & Bus Links
- Ideal First Time Purchase Or Investment Opportunity
- Spacious Reception Room
- A Prime Example Of A Two Bedroom Maisonette
- Recently Decorated Throughout
- South Colchester Position
- Featuring A Pleasant Garden Area & Allocated Parking
- Modern Kitchen

15 Salamanca Way, Colchester, Colchester, Essex. CO2 9GB.

Situated to the south of Colchester, within walking distance of Abbey Fields, is this well-presented two-bedroom first floor maisonette. Recently decorated by the current owner, the property would be ideal for working professionals, first-time buyers, or investors. Internally, the property features a welcoming entrance hall with stairs leading to the first floor. The upper level benefits from beautiful oak flooring throughout (excluding the bathroom and kitchen) and custom-made wood blinds, adding a stylish feel. From the landing, you enter a spacious living room that flows into a modern kitchen, fitted with high-gloss units and space for appliances. There are two generously sized bedrooms, with built-in wardrobes to bedroom one, and a contemporary bathroom serving both bedrooms. The lower floor has been thoughtfully converted from a garage and is currently used as a versatile reception room or additional bedroom. This space benefits from built-in storage and patio doors leading directly out to the garden, creating a bright and functional living area.



Call to view 01206 576999



michaels

Property Details.

First Floor

Reception Room



014' 011" x 9' 8" (4.55m x 2.95m)

Landing

Living Room



14' 11" x 12' 0" (4.55m x 3.66m)

Kitchen



8' 10" x 7' 7" (2.69m x 2.31m)

Bedroom One



12' 1" x 11' 8" (3.68m x 3.56m)

Bedroom Two



10' 9" x 8' 4" (3.28m x 2.54m)

Property Details.

Bathroom



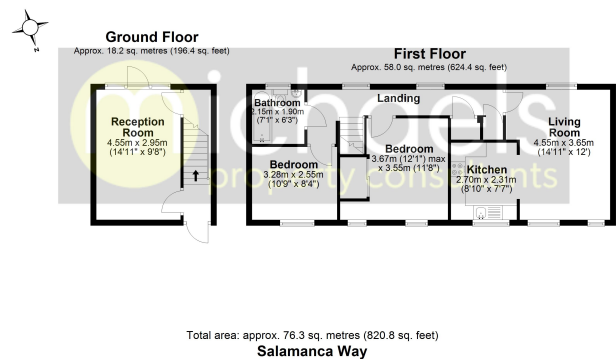
7' 1" x 6' 3" (2.16m x 1.91m)

Agents Notes & Lease Information

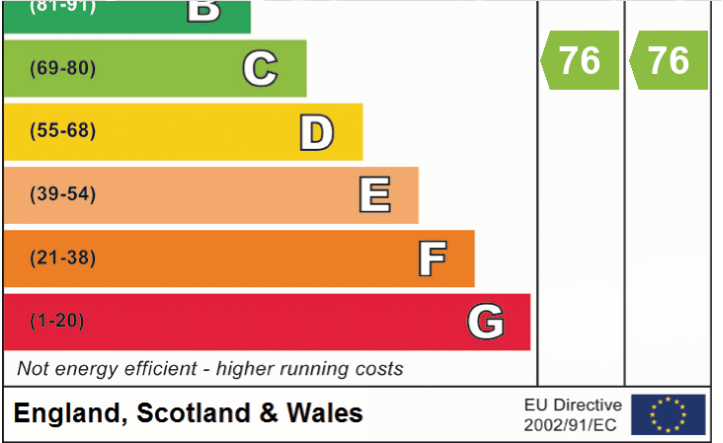
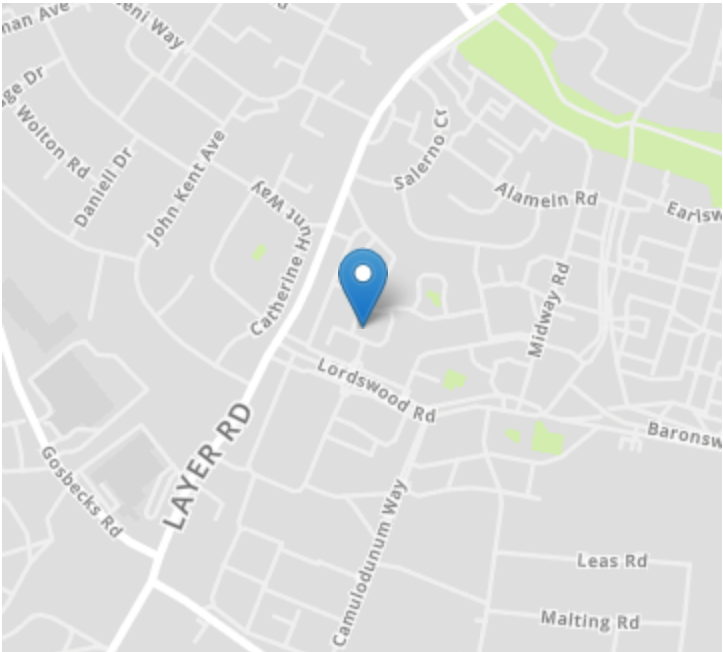
We have been advised from the seller that there is 230 years remaining on the lease with both the service charge and ground rent TBC.

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.