



- Two Bedroom Maisonette
- Great Horkesley
- Ground Floor
- Well-Proportioned Living Room
- Fitted Kitchen With Space For Appliances
- Tiled Shower Room
- No Onward Chain
- Ideal First Home

## Flat 8 Moreland Court, Glenway Close, Great Horkesley, Colchester, Essex. CO6 4HB

Two-Bedroom Ground Floor Maisonette – No Onward Chain – Glenway Close, Great Horkesley - Situated to the north of Colchester in the popular village of Great Horkesley, this ground floor maisonette is offered for sale with no onward chain. The village benefits from local amenities including two reputable pubs - The Yew Tree, and The Half Butt, a regular bus service to Colchester City Centre and North Station, and convenient access to the A12. The nearby market town of Sudbury is also just a short drive away. The accommodation highlights a welcoming reception room, a fitted kitchen with space for appliances, two sizeable bedrooms, and a tiled shower room. The property further benefits from allocated parking.





# Property Details.

## Ground Floor

### Entrance Hall

### Lounge



14' 2" x 11' 3" (4.32m x 3.43m)

### Kitchen



8' 10" x 6' 1" (2.69m x 1.85m)

## Master Bedroom



15' 4" x 11' 1" (4.67m x 3.38m)

## Bedroom Two



10' 4" x 8' 10" (3.15m x 2.69m)

# Property Details.

## Family Shower Room



## Leasehold Information

Lease term: 999 years from 1 January 1991

Ground rent (last paid): £494.49 (next review 2031)

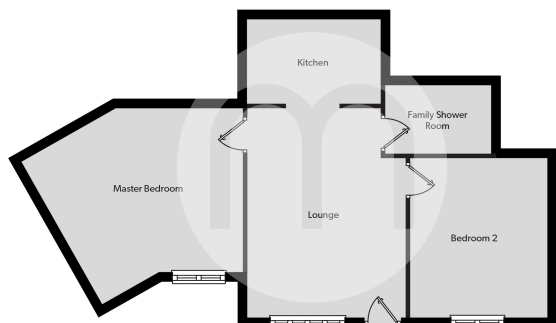
Buildings insurance: £181.33

Annual service charge (current year): £1,421.62

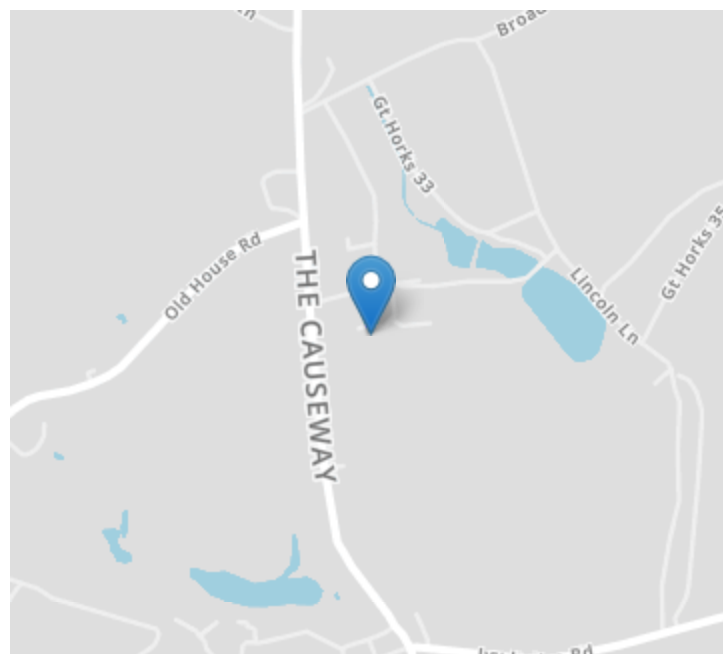
All interested parties are advised to confirm this information with their appointed solicitor at an early stage of conveyancing to avoid any discrepancies, as all leasehold details are provided for guidance only.

# 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.