




- A Unique And Character Filled Grade II Listed Duplex Apartment
- Two Well Portioned Bedrooms
- Complete With Modern Finishes And Character
- Modern Fitted Four Piece Bathroom Suite
- Two Allocated Parking Spaces
- Spacious Reception Room With Dual Aspect Windows
- Within Walking Distance To Colchester City Centre, Station & Amenities
- Exceptionally Presented And Upgraded Throughout

60b West Stockwell Street, Colchester, Essex. CO1 1HE.

**** Guide Price £300,000 to £325,000 **** Welcome to this completely unique Duplex First Floor Maisonette located in the highly desirable and historic Dutch Quarter in Colchester City centre. This exceptional property offers a harmonious blend of timeless character, spacious room sizes, soaring high ceilings, and original features, all seamlessly combined with modern amenities, including a contemporary kitchen and bathroom.



Call to view **01206 576999** 



Property Details.

First Floor

Hallway

Main entrance door into ground floor hallway, with stairs rising to the first floor and landing.

Landing

Obscured sky light window, spot lighting, stairs to second floor, door leading to:

Living Room



17' 8" x 15' 5" (5.38m x 4.70m) Windows to side aspect and large built in cupboard and fire place.

Bedroom One



16' 5" x 14' 4" (5.00m x 4.37m) Windows to side aspect, radiators, large understairs storage cupboard.

Dining Room



12' 1" x 9' 2" (3.68m x 2.79m) Window to side aspect, radiator, access into:

Kitchen

8' 0" x 7' 4" (2.44m x 2.24m) Full range of modern units, integrated dishwasher, fridge/freezer, washing machine and dryer, glass cabinets, spot lighting, tiled flooring, window to front and side aspect, induction electric hob with electric oven, butler sink .

Bathroom



8' 7" x 6' 1" (2.62m x 1.85m) Bath tub, low level W.C, hand wash basin with inset drawers and storage, chrome heated towel rail, spot lighting, windows to rear aspect, sliding shower cubicle, tiled walls and flooring.

Property Details.

Outside

Allocated parking can be accessed to the side of the property for two vehicles.

Agents Notes & Lease Information

We have been advised by the current owner that there is 173 years remaining on the lease with a service charge of £175 per annum and a ground rent of £100 per annum. However, we do advise that any perspective is to clarify this with their chosen solicitor.

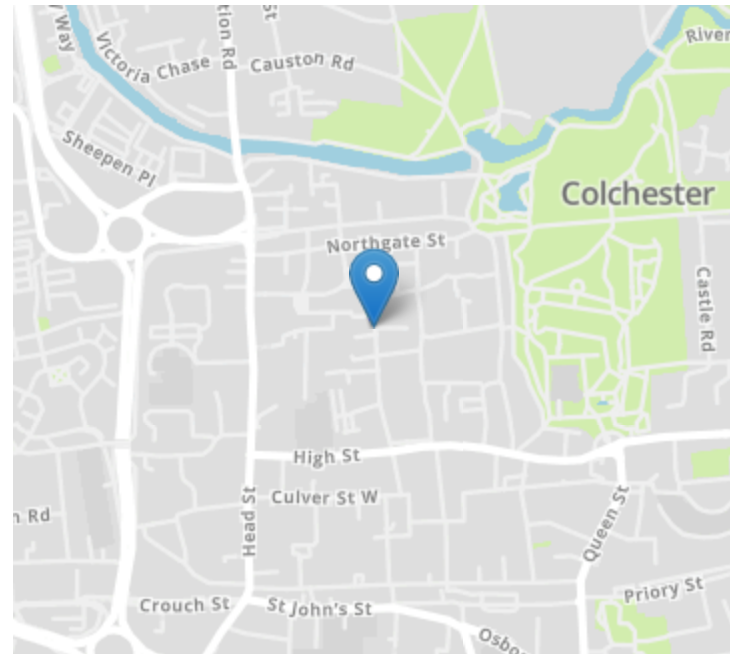
We are also advised that there is an opportunity to purchase the freehold. Please contact us for more information.

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.