



26 Lime Avenue, Colchester, Colchester, Essex. CO4 3NN.

Situated to the east of Colchester, this deceptively spacious two-bedroom maisonette enjoys a pleasant position overlooking a well-maintained greensward, offering a peaceful outlook whilst remaining conveniently close to a range of local amenities. An array of shops, schooling options and regular bus links provide excellent access into Colchester's city centre, making this an ideal first-time purchase or investment opportunity.



- A Spacious Two Bedroom Ground Floor Maisonette
- Benefiting From A Private & Enclosed Rear Garden
- Favourably Positioned Overlooking A Picturesque Greensward
- Two Generous Double Bedrooms
- Family Bathroom Suite
- Suitable First Time Purchase Or Investment Opportunity
- Spacious Living Room
- Within Close Proximity Of Schooling, Bus Routes & Amenities
- No Onward Chain
- Utility Room

Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

Bedroom One



15' 11" x 8' 8" (4.85m x 2.64m)

Bedroom Two



13' 5" x 8' 8" (4.09m x 2.64m)

Living Room



13' 5" x 12' 4" (4.09m x 3.76m)

Kitchen



10' 5" x 8' 10" (3.17m x 2.69m)

Bathroom



8' 1" x 5' 3" (2.46m x 1.60m)

Property Details.

Utility Room



16' 5" x 8' 8" (5.00m x 2.64m)

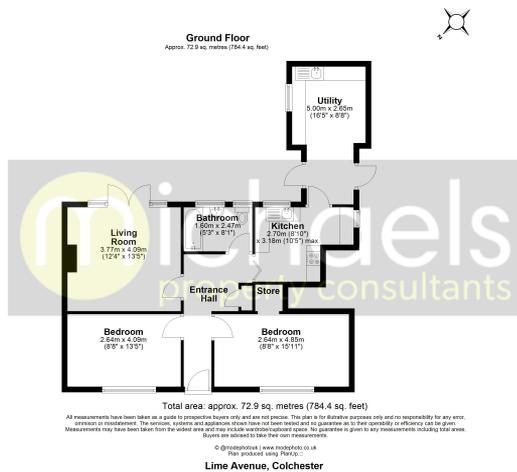
Leasehold Information

We are advised this property is offered on a leasehold basis, 125 Years From 4 April 1983 - with 82 years remaining. We understand there is an annual service charge payable of £222.71 per annum and ground rent is payable at £10.00p per annum.

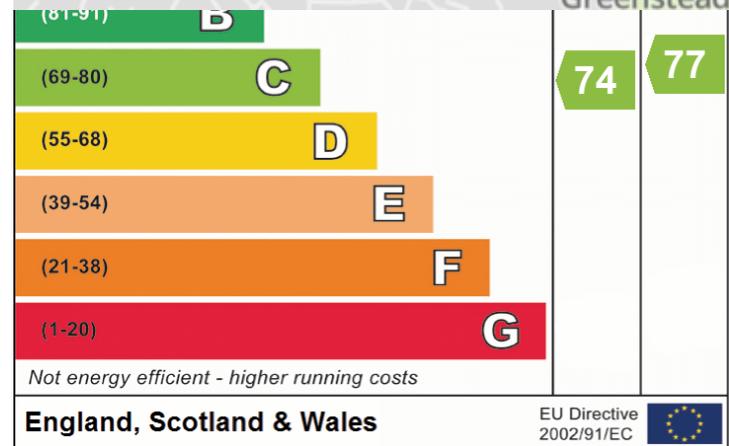
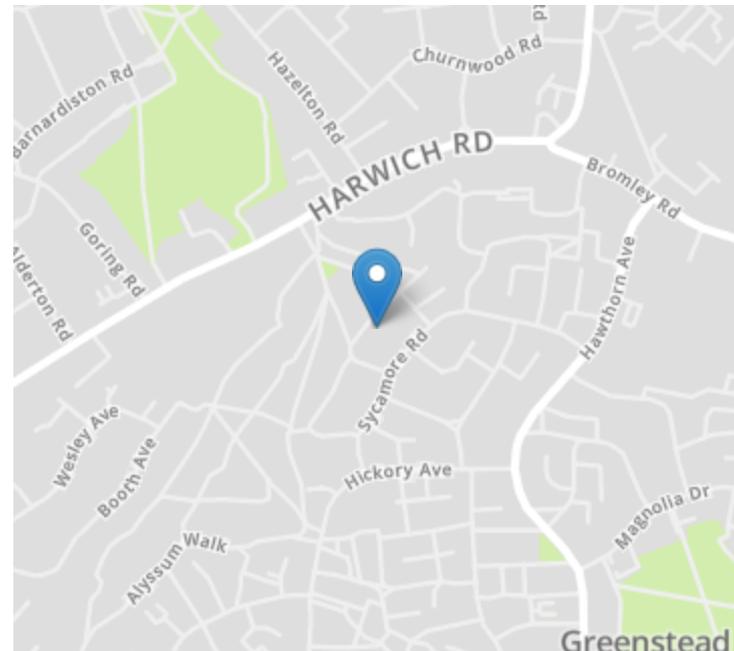
We advise all interested parties to confirm his information at an early stage, with their respective solicitor, preventing any discrepancy.

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.