



- Spacious Two Bedroom Maisonette
- Two Double Bedrooms
- Family Bathroom Suite
- Fitted Kitchen With Space For Appliances
- Additional Study Space
- Well Proportioned Living Room
- Off Road Parking For Three Vehicles
- Exceptional Rear Garden With Brick Workshop
- Close To Amenities & Access To Town Centre

57 John Kent Avenue, Shrub End, Colchester. CO2 9EX.

An extremely spacious two bedroom first floor maisonette situated in the ever popular Shrub End district of Colchester, with excellent local amenities, schools and access to the Town Centre. The property enjoys two double bedrooms, a spacious kitchen/diner and a 17' living room. Outside, the property enjoys a large private driveway to the front, whilst a stunning private garden can be found at the rear. The property is offered with no onward chain and viewing is highly recommended.



Property Details.

Ground Floor

Entrance Hall

Meter cupboard, stairs to:

First Floor

First Floor Landing

Loft hatch, airing cupboard, doors to:

Master Bedroom



15' x 9' (4.57m x 2.74m) Radiator, UPVC windows to side and rear, door to:

Storage Area

Further door to (jack & jill with bedroom 2):

Study Space



UPVC window to front aspect

Bedroom Two



15' 7" x 9' (4.75m x 2.74m) Currently partitioned into two separate rooms by an easily removable stud wall. With Radiator, UPVC windows to rear and side, wall mounted gas Worcester boiler, Jack and Jill door to study area (partitioned area)

Living Room



17' 2" x 11' 1" (5.23m x 3.38m) Radiator, two UPVC windows to front, communication points

Property Details.

Kitchen



10' x 9' 9" (3.05m x 2.97m) Variety of modern fitted base and eye level units with mosaic tiled splash backs and working surfaces over, inset sink, drainer and chrome mixer tap over, space for freestanding appliances, UPVC window to rear aspect, spotlights

Bathroom



UPVC windows to rear aspect, W.C, panel bath with screen and shower attachment over, vanity wash hand basin, tiled walls, radiator

Garden, Outside & Parking



This first floor maisonette benefits from an exceptional PRIVATE rear garden and commences with a large patio area, leading on to a further large area, predominately laid to lawn. There is an array of mature bushes and shrubs throughout and off road parking can be found on a private driveway to the front of the property, for multiple vehicles.

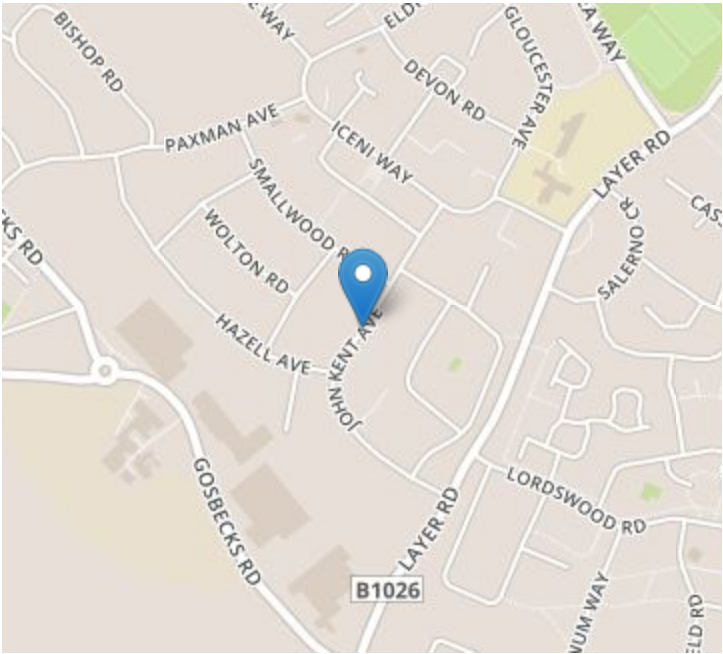
Lease Information

We have been advised that this property is offered on a leasehold basis and that the term was 125 years from 1994, therefore 99 years remain on the lease. The service charge for 2020 was payable at £112.71 for the year and the ground rent is payable at £135.24 per annum. We do however advise that any interested party confirm this information with their legal representative.

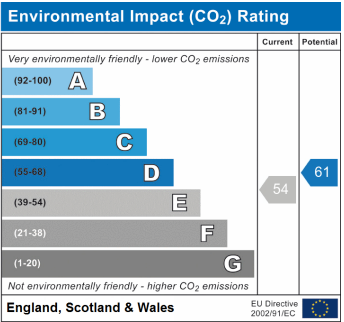
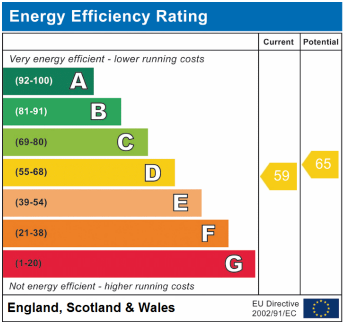
Property Details.

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.