



- Deceptively Spacious Two Bedroom Maisonette
- Easy Access To Colchester's Town Centre & A Choice Of Useful Amenities
- Two Generous Bedrooms
- Early Viewing Strongly Advised
- Presenting Itself As An Ideal First Time Purchase Or Investment Opportunity
- Favourably Positioned To The South Of Colchester
- Private Rear Garden & Off Road Parking
- Decorated To a High standard Throughout

6a Nightlingale Court, Adelaide Drive, Colchester, Essex. CO2 8FJ.

Residing towards the South side of Colchester, nestled in a delightful Cul De Sac position lies this fantastic two bedroom ground floor maisonette. The property is of a generous size and benefits from allocated off road parking, two generous bedrooms, a modern fitted kitchen, a modern shower room and a private enclosed garden to the rear. The property is within close proximity to Colchester's town centre, local shops, amenities and the Colchester town railway station and as agents we would strongly recommend an internal viewing to appreciate the quality of accommodation on offer, to avoid disappointment.



Property Details.

Ground Floor

Hallway

Main entrance door leading into hallway, electric radiator, storage cupboard, utility storage space, door to:

Living Room



12' 7" x 9' 6" (3.84m x 2.90m) UPVC French doors to rear aspect, electric radiator.

Kitchen



8' 4" x 5' 3" (2.54m x 1.60m) Modern fitted kitchen with a range of grey tone units, cupboards and work surfaces, integrated appliances, UPVC window to rear aspect, induction hob with extractor over.

Bedroom One



13' 1" x 10' 7" (3.99m x 3.23m) UPVC window to front aspect, electric radiator.

Bedroom Two



9' 5" x 6' 7" (2.87m x 2.01m) UPVC window to side aspect, electric radiator.

Property Details.

Bathroom



UPVC window, wall mounted WC, vanity wash hand basin, panel bath, shower cubicle, heated towel rail, part tiled walls.

Outside



Externally the property offers a well-maintained courtyard style garden, surrounded by panel fencing. The garden also offers shed which is to remain and an external door into the garage.

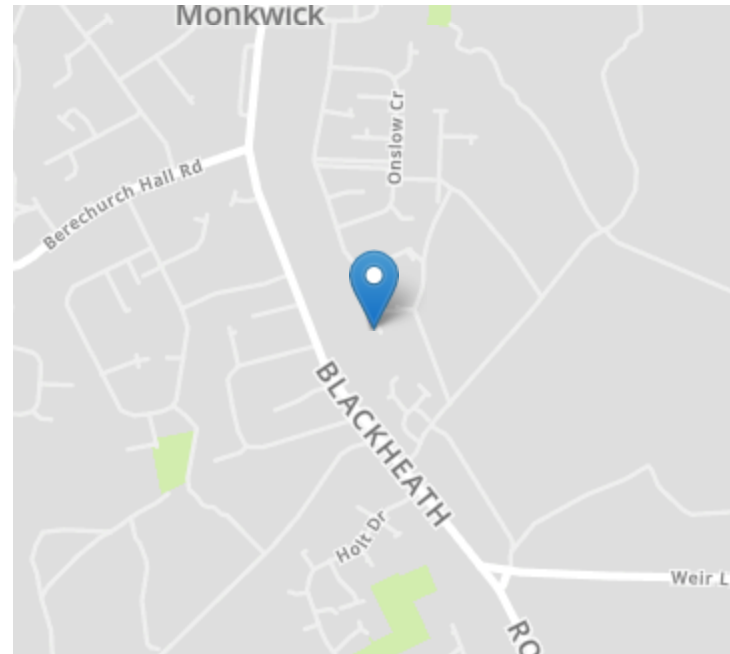
Lease Information & Agents Notes

We have been advised by the current owners that a very attractive lease length of approximately 900 years remains on the property, with very minimal service charge payable and the added benefit of now ground rent. This maisonette is offered on a 'right to manage' basis and therefore any maintenance required is shared between residents in the same block, with a payment made towards contribution of communal gardens and parking facilities. This set up allows for minimum costs, benefiting leaseholders. We do advise that all interested parties confirm this set up with their legal representative at an early stage of their conveyance, to avoid any discrepancy and gain legal clarity on the arrangements.

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.