



- Superb Maisonette
- Fited Kitchen/Diner
- Three Generous Bedrooms
- Family Bathroom
- Excellent Access To The University And Hythe Station
- No Onward Chain

**10 St Edmonds Court, Harwich Road, COLCHESTER, Essex. CO4 3BT.**

This three bedroom maisonette features an array of exceptionally spacious accommodation set over three floors offering spacious living accommodation, modern fully fitted kitchen/diner, three generous bedrooms two of which are doubles, family bathroom and added benefit of garage en-bloc and communal garden. The property is located within a 15 minute walk to the university of Essex, 10 minutes from the Hythe station with links to London Liverpool street and surrounded by an array of shops, supermarkets and fantastic bus routes. The property is offered with no onward chain and would make an ideal first time purchase or buy to let investment.



# Property Details.

## Ground Floor

### Entrance Hall

Stairs to first floor.

## First Floor

### Landing

Stairs to second floor, doors to:

### Living Room



14' 11" x 10' 11" (4.55m x 3.33m) UPVC window to rear, electric wall heater, TV point.

### Kitchen/Diner



17' 5" x 7' 4" (5.31m x 2.24m) UPVC window to front, range of wall and base units with roll edge work surfaces over, inset stainless steel one and a half bowl sink unit with tap and drainer, integrated electric oven and hob with extractor over, free standing fridge/freezer and washing machine, laminate flooring, storage cupboard.

### Family Bathroom

Frosted UPVC window to front, low level WC, pedestal wash hand basin, panel bath with electric power shower over, part tiled walls.

## Second Floor

### Second Floor Landing

Doors to:



# Property Details.

## Bedroom One



14' 10" x 10' 2" (4.52m x 3.10m) UPVC window to rear, electric radiator, built in wardrobe.

## Bedroom Two

14' 2" x 7' 11" (4.32m x 2.41m) UPVC window to front, electric radiator, built in wardrobe.

## Bedroom Three

12' 0" x 6' 8" (3.66m x 2.03m) UPVC window to front, electric radiator.

## Outside

### Garage

With up and over door and communal parking.

### Garden

There is a communal garden to the front of the property.

## Lease details

The ground rent payable is £20 per annum with an additional £50 per annum for buildings insurance. There are approx. 125 year remaining on the lease.

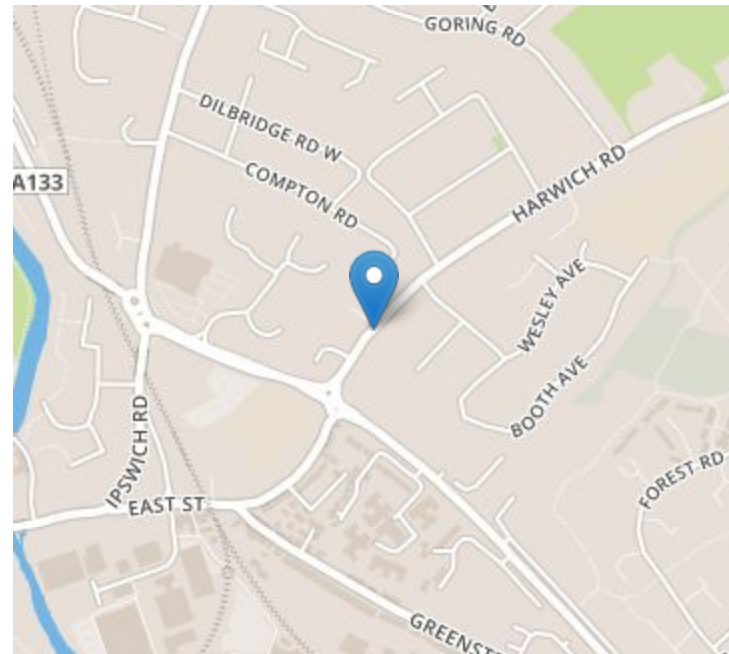
# Property Details.

## Floorplans



This floor plan is not to scale and is for illustrative purposes only.  
We make no guarantee, warranty or representation as to its accuracy and completeness.

## 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.