



- Ideal Investment Or First Time Purchase
- Parking Available
- Located In A Delightful Cul De Sac Position
- Well Presented & Maintained Throughout
- No Onward Chain
- Communal Garden With Direct Access
- Generous Reception Room & Bedroom
- Popular South Colchester Location
- Within Close Proximity To Bus Routes & City Centre
- Attic and Loft Space

## 7 Siena Mews, Colchester, Colchester, Essex. CO2 8YB.

\*\*Guide Price £140,000-£150,000\*\* Residing on the popular south side of Colchester, this one-bedroom first-floor apartment is ideally suited to first-time buyers, investors, or working professionals. The property has benefited from a programme of cosmetic improvements throughout and features allocated parking, a communal garden, and modern finishes. Situated within the sought-after Mountbatten Drive development, the apartment enjoys close proximity to Colchester City Centre and the mainline railway station, providing excellent transport links. Internally, the property comprises a private entrance porch with stairs rising to the first floor, leading to an entrance hallway with inset built in storage. There is a spacious living room featuring laminate wood flooring and an inset media unit. The accommodation continues with a well-equipped kitchen offering a breakfast bar area, and a generous double bedroom with inset storage. Completing the maisonette is a bathroom suite and an additional storage cupboard.



# Property Details.

## First Floor

### Living Room/Dining Area



### Bedroom



12' 10" x 12' 9" (3.91m x 3.89m)



14' 3" x 8' 7" (4.34m x 2.62m)

# Property Details.

## Kitchen



14' 3" x 7' 2" (4.34m x 2.18m)

## Bathroom



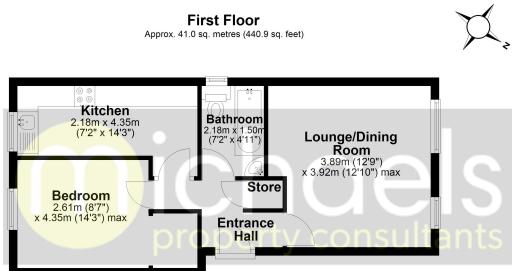
7' 2" x 4' 11" (2.18m x 1.50m)

## Lease Information & Agents Notes

We have been advised by the sellers that there is 953 years remaining. Our clients also inform us that there are NO MAINTENANCE CHARGES PAYABLE and there is a peppercorn ground rent. However if there are any maintenance in the block then this would be carried out by the residents in the block, we do however advise that all buyers are to clarify this information with their solicitor.

# Property Details.

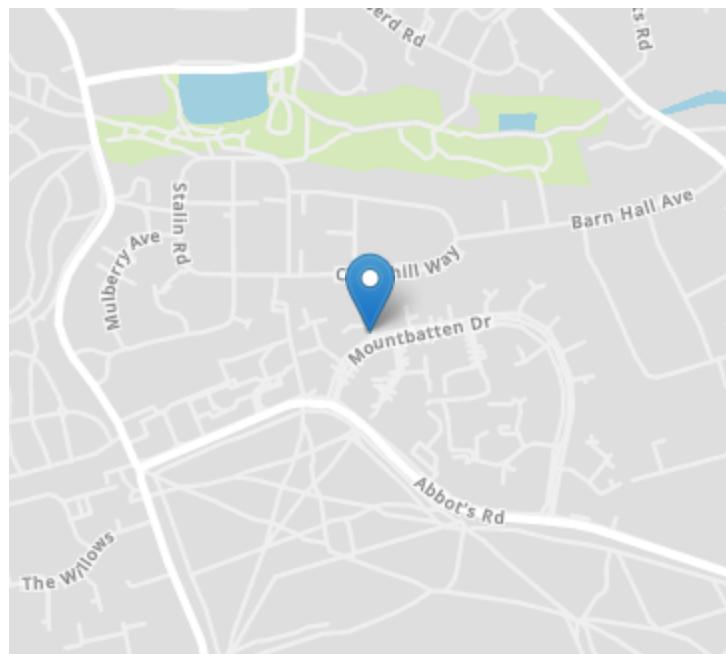
## Floorplans



Total area: approx. 41.0 sq. metres (440.9 sq. feet)  
All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantees as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wall and cupboard space. No guarantee is given to any measurement. Prospective buyers are advised to take their own measurements.

© @modephoto | www.modephoto.co.uk  
Plan produced using PlanUp...  
**Siena Mews, Colchester**

## 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.

