



- Ground Floor Maisonette
- One Double Bedroom
- Excellent Access To The A12
- Tenant in Situ
- Achieving Over 5% Yield

32 Dale Close, Stanway, Colchester, Essex. CO3 0FG.

A beautifully presented one bedroom ground floor maisonette, tucked away in a delightful position in the sought after Stanway district of Colchester, offering excellent access to the A12 and the area's superb local amenities. The property has enjoyed several upgrades since purchased by the current owners and makes the ideal purchase for a first time buyer looking to get onto the property ladder. Key highlights include a spacious entrance hall, a generous double bedroom, re-fitted bathroom and a living room which is in-turn open plan to a contemporary re-fitted kitchen.



Property Details.

Ground Floor

Entrance Hall



Laminate flooring, electric panel heater, large airing cupboard providing excellent storage facilities, doors to:

Bedroom



13' 6" x 10' 6" (4.11m x 3.20m) Electric panel heater, UPVC window to front.

Bathroom



Vinyl flooring, low level WC, pedestal hand wash basin, panel bath with fully tiled surround and electric shower over, UPVC window to rear.

Living Room



13' x 10' (3.96m x 3.05m) Laminate flooring, electric panel heater, UPVC window to front, opening to:

Property Details.

Kitchen



8' 3" x 5' 4" (2.51m x 1.63m) Laminate flooring, re-fitted base and eye level units with working surfaces to side and tiled splash backs, built in electric stainless steel oven and ceramic hob with extractor hood above, space for washing machine and dishwasher, inset sink unit with right hand drainer, UPVC window to rear.

Outside



The property sits at the end of a private walkway position with gardens to the front, enclosed and privatised by handsome iron railings and shrubbery. There is allocated parking for one vehicle and further visitors spaces available.

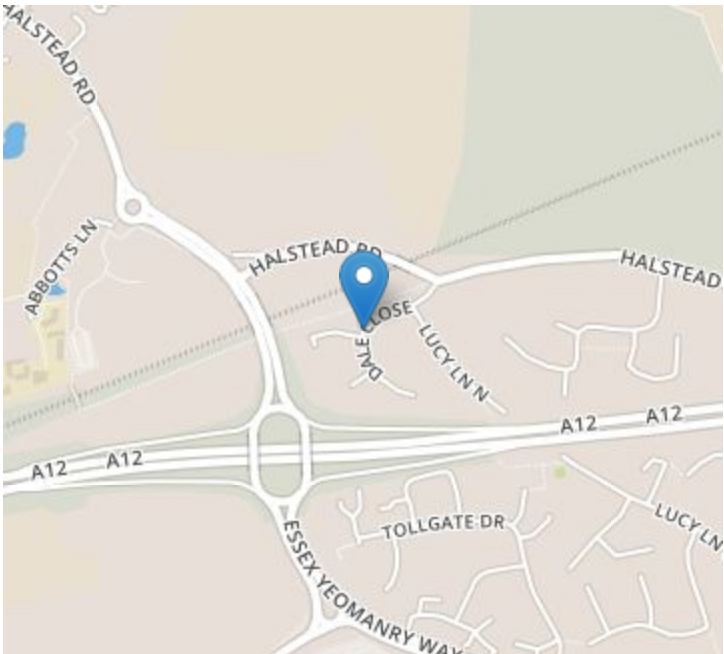
Lease

The property is offered on a leasehold basis and we understand there to be 95 years remaining. Our client informs us that maintenance charges are payable at £72.93 pcm and there is no ground rent payable.

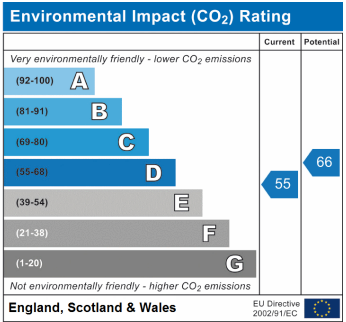
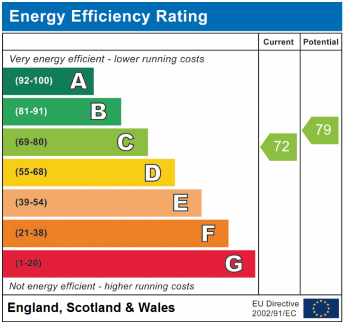
Property Details.

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.