



Jackson & Co



## Charles Court, Wheatfield Road


Stanway, Colchester, CO3 0YS

Guide Price £160,000 - £170,000

Welcome to this stunning two-bedroom maisonette located in the popular residential area of Stanway, Colchester. The property boasts modern interiors, ample living space and a garage with parking also in front, making it the perfect choice for couples, small families, or young professionals.



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# Property Features

- TWO BEDROOM
- MODERN
- EXCELLENT LOCATION
- FIRST TIME BUYERS
- STYLISH KITCHEN
- GARAGE + PARKING SPACE
- EAST ACCESS FOR THE A12
- CO3
- CLOSE BY TO SHOPS

## Full Description

### AGENTS NOTE

EPC rating - TBC  
Council Tax band - B  
Service Charge - £1,062.70 PA  
Ground Rent - £202 PA  
Years remaining on this lease: 64 years

### THE LOCATION

This maisonette is in a highly sought-after location, with easy access to many amenities such as Stanway Retail Park, convenience stores, and nearby schools. Stanway is well connected to the major road networks, ensuring easy access to the surrounding areas via the A12. The property's location also offers an added benefit of nearby countryside walks and green areas.

### MEASUREMENTS

#### ENTRANCE HALL

Storage heater and cover, storage cupboard, laminate flooring.

#### LOUNGE

15' 9" x 9' 9" (4.8m x 2.97m) Double glazed window to the rear, feature fire place, storage heater.

#### KITCHEN

16' 9" x 6' 1" (5.11m x 1.85m) Fitted with modern units and work surfaces with cupboards and drawers under, built in four ring ceramic hob, electric oven, plumbing for washing machine, wall mounted cabinets, double glazed window to the front, space for fridge/freezer.

#### BEDROOM ONE

12' 8" x 8' 7" (3.86m x 2.62m) Double glazed window to the rear.

#### BEDROOM TWO

10' 2" x 7' 9" (3.1m x 2.36m) Double glazed window to the rear, storage heater, laminate flooring.

#### BATHROOM

Fitted with a modern suite comprising of panelled bath with shower over, low level WC, hand basin with mixer taps and vanity unit, double glazed window to the front.

#### OUTSIDE

The property benefits from having a GARAGE and allocated parking and there are also communal gardens.





# Charles Court

Approximate Gross Internal Area = 57.9 sq m / 623 sq ft

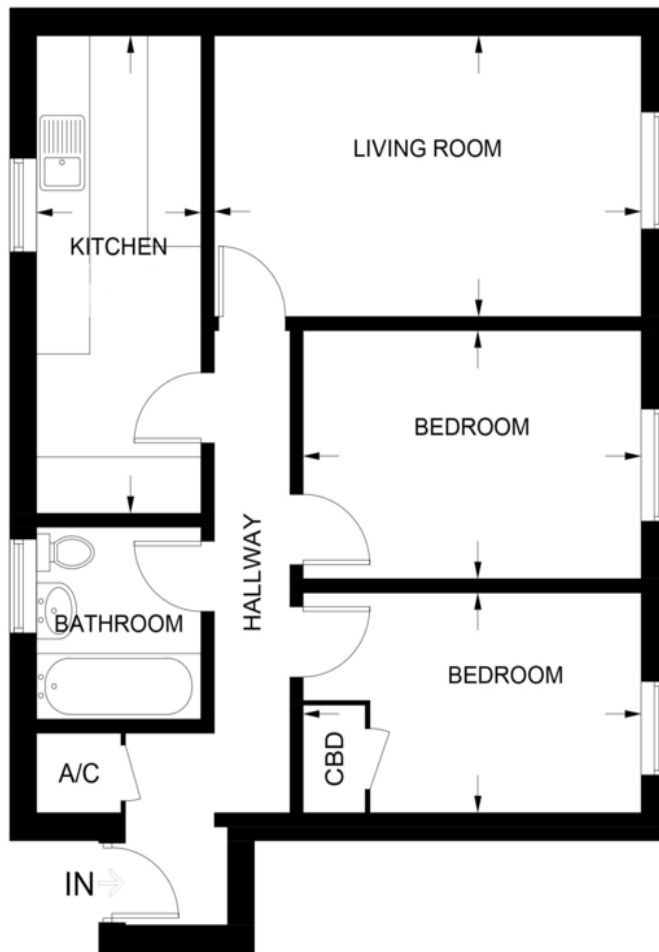


Illustration for identification purposes only,  
measurements are approximate, not to scale.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.