



**2 bedroom
Ground Floor
Maisonette
located in
Colchester.**

Guide Price
£175,000 - £195,000



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Scarletts Road Colchester CO1 2HA

FULL DESCRIPTION

GUIDE PRICE of £175,000 - £195,000***

John Alexander are pleased to present to market this two bedroom ground floor maisonette, situated in the popular Old Heath district of Colchester. Being perfectly located for local amenities, Town railway station with its direct links to London Liverpool Street and Colchester's famous Recreation Ground, which has a playground and café.

Property benefits include two bedrooms, lounge, kitchen/diner, family bathroom, private garden and allocated off road parking.

OUTSIDE

The property benefits from having a private enclosed rear garden and allocated parking, with visitor bays also available.

AGENTS NOTE

Tenure - Leasehold

Lease Length: 110 Years

Ground Rent: £321

Council Tax Band: B

EPC Rating: C

Service Charge: £1236.72

(John Alexander can not confirm this)



2



1



1



EPC

C



ENTRANCE HALL

Doors to:

LOUNGE

14' 9" x 10' 7" (4.5m x 3.23m)

KITCHEN/DINER

16' 3" x 6' 4" (4.95m x 1.93m)

BEDROOM ONE

14' 10" x 9' 8" (4.52m x 2.95m)

BEDROOM TWO

8' 5" x 6' 1" (2.57m x 1.85m)

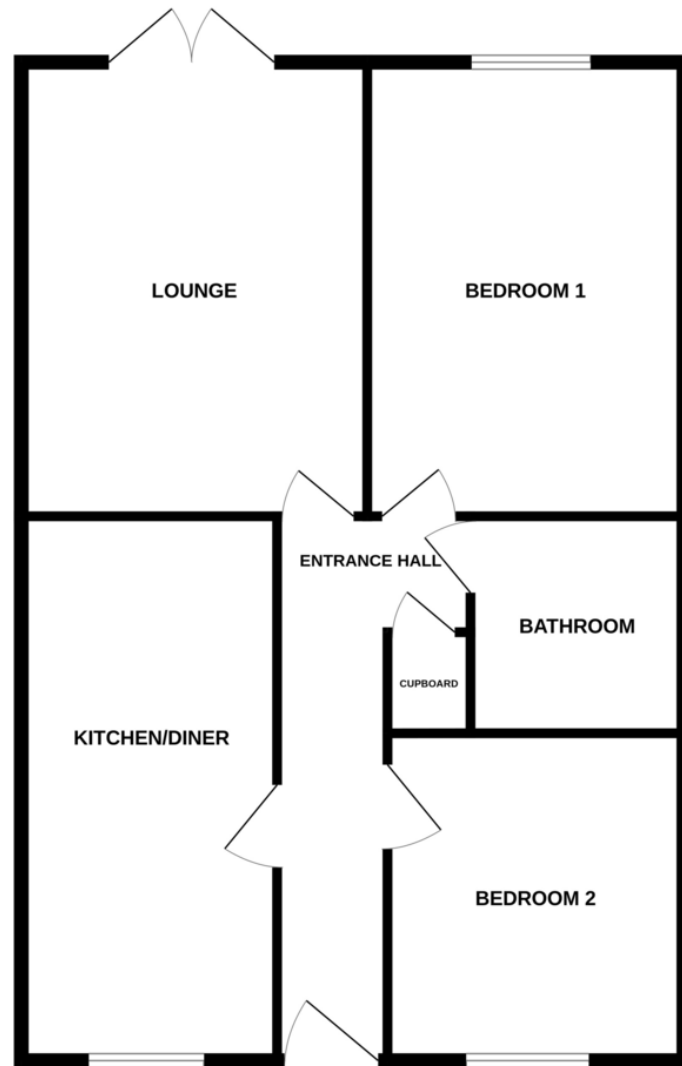
BATHROOM

6' 4" x 6' 0" (1.93m x 1.83m)



FLOORPLAN

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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