



Hunters Corner, Colchester, CO3 9DA

welcome to

Hunters Corner, Colchester

SHARE OF FREEHOLD! This beautifully presented first floor maisonette is situated off Straight Road, in the popular Lexden area of Colchester. The property offers excellent access to popular schools such as Home Farm, Lexden Primary and St Teresa's, as well as local amenities, green spaces & the A12.



Offered for sale with a 1% SHARE OF FREEHOLD, this lovely first floor maisonette offers spacious and beautifully presented accommodation.

The property is ideally located offering excellent access to Tollgate Shopping Centre and Stane Retail Park, as well as excellent transport links.

Personal Entrance Door To:

Entrance Hall

Stairs to first floor, electric heater, upvc double glazed window.

Landing

Cupboard, electric radiator.

Lounge

Upvc double glazed window, electric radiator, carpet.

Kitchen / Diner

Upvc double glazed window, comprehensive range of modern matching base and eye level units, work surfaces, inset sink and drainer unit, integrated oven and hob with splashback and extractor fan over, integrated appliances, under unit lighting, breakfast bar, vinyl flooring, electric radiator, ceiling spotlights.

Bedroom One

Upvc double glazed window, electric radiator, carpet, built-in fitted wardrobes

Bedroom Two

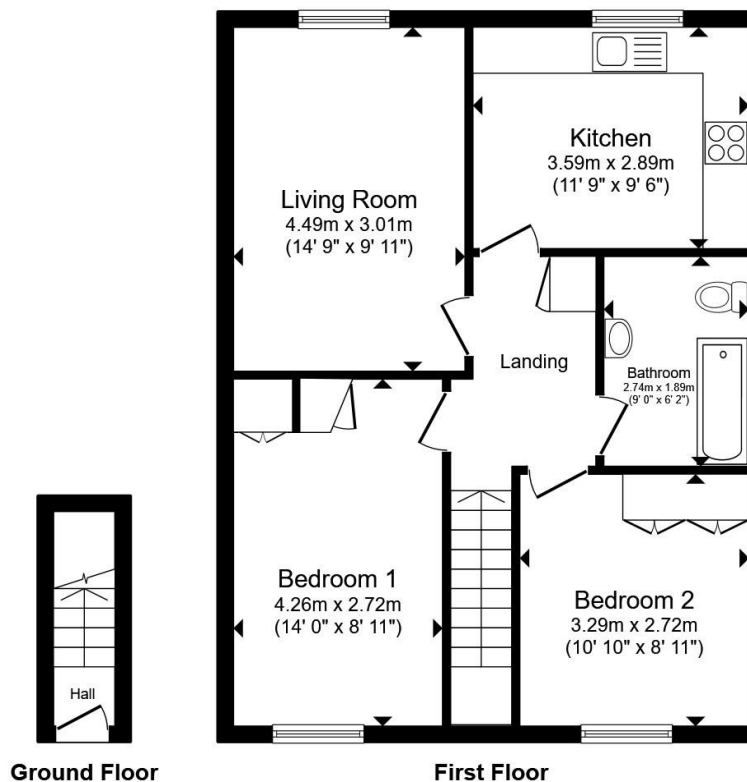
Upvc double glazed window, electric radiator, carpet, built-in fitted wardrobes.

Bathroom

Modern white suite comprising panel enclosed bath with showerhead attachment, low level w.c. and pedestal wash hand basin, heated towel rail, tiled walls, vinyl flooring, extractor fan.

Outside

The property benefits from allocated parking.



Total floor area 63.4 m² (682 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

william
h brown



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welcome to

Hunters Corner, Colchester

- SHARE OF FREEHOLD
- Modern First Floor Maisonette
- Kitchen/Diner & Lounge
- Two Double Bedrooms
- Modern Bathroom
- Allocated Parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 73.28

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Dec 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS121627 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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