



Salamanca Way, Colchester, CO2 9GH

Guide price £150,000

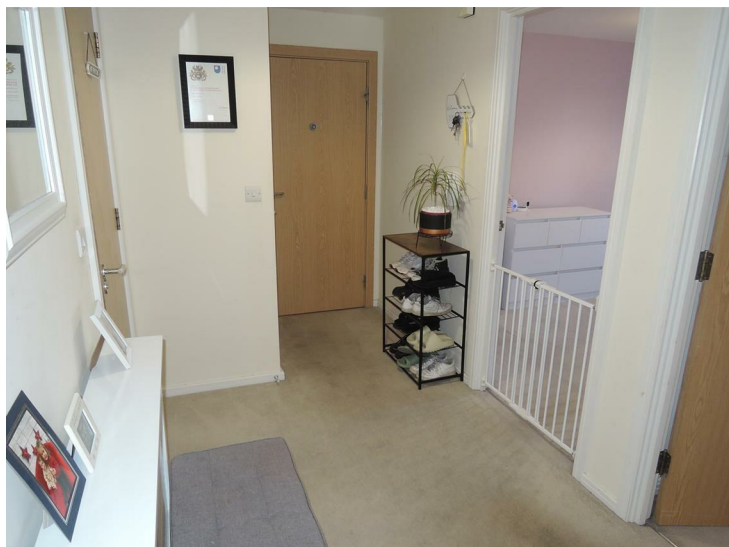
Offered for sale with NO ONWRD CHAIN and vacant possession, this well presented purpose built two bedroom first floor flat would make a fantastic first purchase and offers good size living accommodation. The property has the benefit of an En suite to the 1st bedroom, allocated parking and a large lounge area opening onto the kitchen. Mansion House is located to the south of Colchester City Centre and has local shopping facilities at hand, bus services into Colchester's vibrant city centre with a range of independant retailers, Fenwick department store and fast train's into London's Liverpool Street station.

Communal Entrance:

Dual entrances from both the parking area and Layer Road. stairs ascending to first floor with personal door to:

Reception Hall:

12'1" x 6'2" (3.70 x 1.88)



Heater, airing cupboard housing hot water cylinder, large built in storage cupboard, door to:

Lounge:

18'4" x 14'3" (5.59 x 4.36)



Double glazed window to front, double glazed French doors onto Juliet balcony with views across greensward, two storage heaters.

Kitchen Area:

12'2" x 2'11" (3.71 x 0.89)



Comprising of worksurfaces with cupboards and drawers under and matching eye level units, inset four ring electric hob, with oven beneath and extractor over, inset single bowl stainless steel sink unit with mixer tap, plumbing for washing machine.

Bedroom One:

13'6" x 9'2" (4.13 x 2.81)



Double glazed window to side, electric heater, door to:

En Suite:

5'11" x 5'7" (1.81 x 1.71)



A white three piece suite comprising of tiled shower cubicle, pedestal wash hand basin, heated towel rail, tiling to walls, extractor fan, inset downlighters,

Bedroom Two:

12'4" x 8'5" (3.76 x 2.59)



Double glazed window to front, wall mounted electric heater.

Family Bathroom:

6'11" x 5'6" (2.13 x 1.70)



White three piece bathroom suite comprising of panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level flush W.C. inset downlighters, heated towel rail, tiling to walls.

Parking:

There is one allocated parking space.

Lease Details:

Lease length: 250 years commencing 27/04/2008, 232 years unexpired.

Service Charge £1800.00 P.A.

Ground Rent: £500.00 P.A.

Council Tax: 'B'

No Lift in building

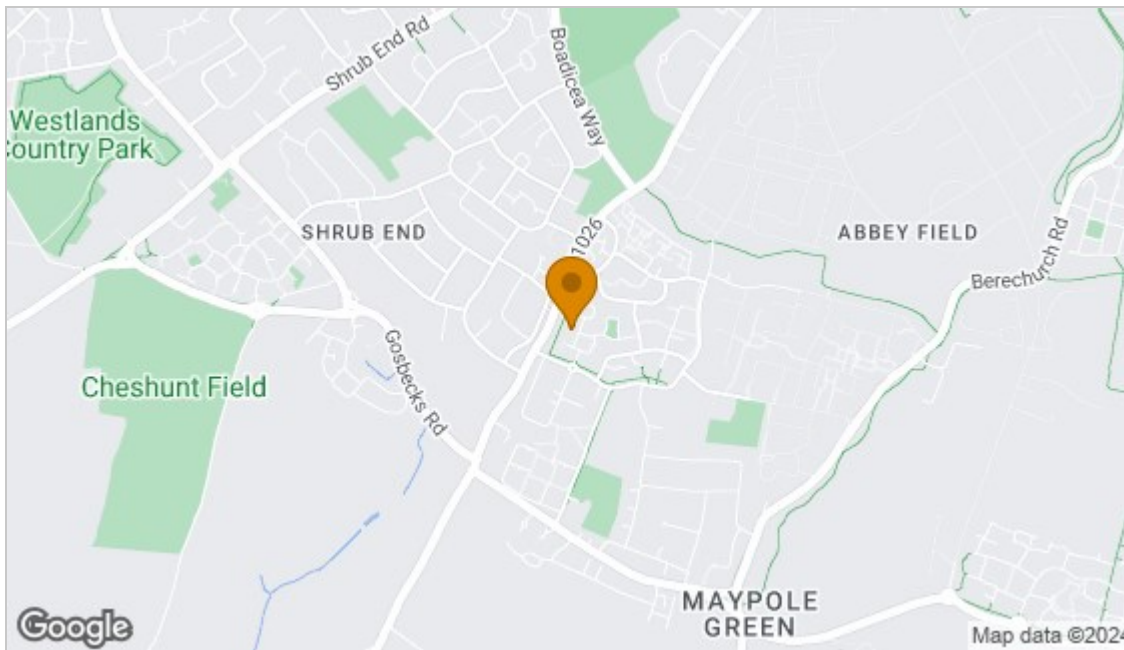
Disclaimer:

Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

FIRST 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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