









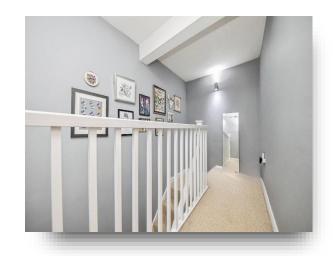
# welcome to

# **Eaglegate, COLCHESTER**

This attractive Grade II Listed duplex maisonette is situated off East Hill, within walking distance of the city centre, castle park and town train station. The property offers charm and character as well as allocated parking.













This lovely Grade II Listed maisonette is conveniently situated for access to the city centre and transport links and offers spacious accommodation over two floors. Eaglegate has a rich history that dates back to Colchester's establishment as a significant town in England. This property benefits from a lovely, unique feature in that the original gate mechanism has been left exposed in the lounge.

A private entrance door gives access to the hallway, kitchen, cloakroom and generous lounge with large feature window. Stairs from the hallway leading to the first floor landing with access to a spacious mezzanine double bedroom overlooking the lounge and modern bathroom. Externally there is allocated parking as well as visitor parking.

#### **Entrance Door To:**

#### **Entrance Hall**

Wood effect flooring, stairs to first floor mezzanine, doors to:

#### Kitchen

8' 7" max x 6' 1" max ( 2.62m max x 1.85m max ) Wood effect flooring, range of base and eye level units, wooden work surfaces, inset sink and drainer unit, tiled splashbacks, integrated oven and hob with extractor over, space for tall fridge/freezer, space for washing machine, window to front.

#### Cloakroom

White suite comprising low level w.c. and wash hand basin, laminate wood effect flooring.

## **Living Room**

17' 5" max x 11' 9" max ( 5.31m max x 3.58m max ) Large feature window to rear, carpet, electric radiator, ceiling spotlights.

#### **First Floor Accommodation**

### Landing

Built in cupboard, carpet, doors to:

#### **Mezzanine Bedroom**

14' 10" max x 12' 7" max ( 4.52m max x 3.84m max ) Two built-in cupboards, carpet, overlooking lounge.

#### **Bathroom**

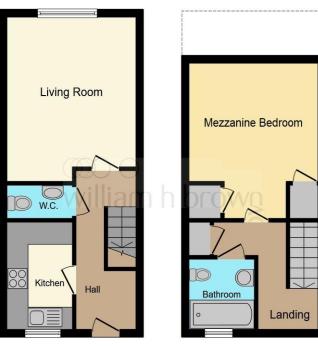
Window to front, modern white suite comprising panel enclosed bath with central mixer tap and shower over with screen, vanity wash hand basin and concealed cistern w.c., tiled floor, part tiled walls, heated towel rail.

#### **Outside**

The property benefits from one allocated parking space, as well as visitors parking.

## **Agents Note**

We have received information that the vendor extended the terms of the lease, but this has not been updated at Land Registry. Please contact the branch for further details.



**Ground Floor** 

First Floor

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.focalagent.com





## welcome to

# **Eaglegate, COLCHESTER**

- Grade II Duplex Maisonette
- Spacious Living Accommodation
- Mezzanine Double Bedroom
- Ground Floor Cloakroom
- Modern First Floor Bathroom
- Allocated & Visitor Parking
- Walk To City Centre, Castle Park & Station

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1800.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £170,000





directions to this property:

Refer to map





Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/CCS120851



Property Ref: CCS120851 - 0005 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 quidance 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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