



Eaglegate, COLCHESTER, CO1 2PR

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



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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



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS120851 - 0005

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