



2-bedroom Maisonette located in Colchester

Guide Price
£170,000 – £190,000

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JOHN ALEXANDER
ESTATE AGENTS

Geranium Walk Colchester CO4 3QT

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £170,000 TO £190,000***

This well-maintained first-floor maisonette is perfectly positioned in North Colchester, close to local amenities, schools, excellent bus links, and the University of Essex. Offering two bedrooms, a bright living space, modern kitchen, and stylish bathroom, the property also benefits from generous storage throughout. Ideal for first-time buyers, downsizers or investors.

STEP INSIDE

Step inside through a welcoming Entrance Hall that offers practical storage space before ascending to the first-floor landing.

From here, enter the generously sized Living Room measuring 15' 11" x 14' 4" (4.85m x 4.37m), a bright and inviting space ideal for relaxing or entertaining.

Adjacent is the well-appointed Kitchen, 12' 7" x 8' 9" (3.84m x 2.67m), featuring ample work surfaces and storage. The Bathroom, 7' 11" x 6' 4" (2.41m x 1.93m), is fitted with a bath, WC, and wash basin.

Moving through the hallway, discover the Master Bedroom, a spacious retreat at 12' 4" x 11' 9" (3.76m x 3.58m), offering plenty of room for wardrobes and furnishings. Bedroom Two measures 11' 7" x 9' 2" (3.53m x 2.79m), perfect as a guest room, home office, or child's bedroom.

Throughout the property, multiple storage cupboards ensure a clutter-free environment, making this home both practical and comfortable.

STEP OUTSIDE

The property benefits from a private, fully enclosed garden designed for easy upkeep. It features a low-maintenance artificial lawn that stays vibrant year-round, complemented by a raised decking area-ideal for outdoor dining or relaxation. Additionally, the garden includes a practical storage shed and secure gated rear access leading directly to the parking area, offering both convenience and privacy.

LEASEHOLD DETAILS

This property is offered on a leasehold basis, with a lease term of 125 years starting from 27 January 1986. Approximately 85 years remain on the lease.
Service Charge: £230.11 per annum (fully paid)
Ground Rent: £10.00 per annum (fully paid)

THE LOCATION

Geranium Walk offers a convenient and well-connected location ideal for students, professionals, and families alike. The property is within walking distance of the University of Essex, making it a perfect choice for university staff or students. It also benefits from close proximity to Colchester city centre, providing easy access to a wide range of shops, restaurants, and cultural attractions. Excellent public transport links and nearby amenities, including schools and healthcare facilities.

AGENTS NOTES

Service Charge (PA) £230.11

Ground Rent (PA) £10

Leasehold (85 Years Remaining)



2



1



2



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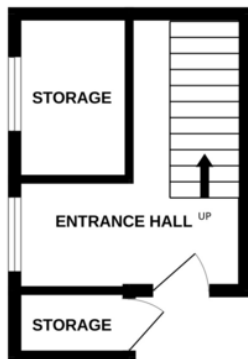
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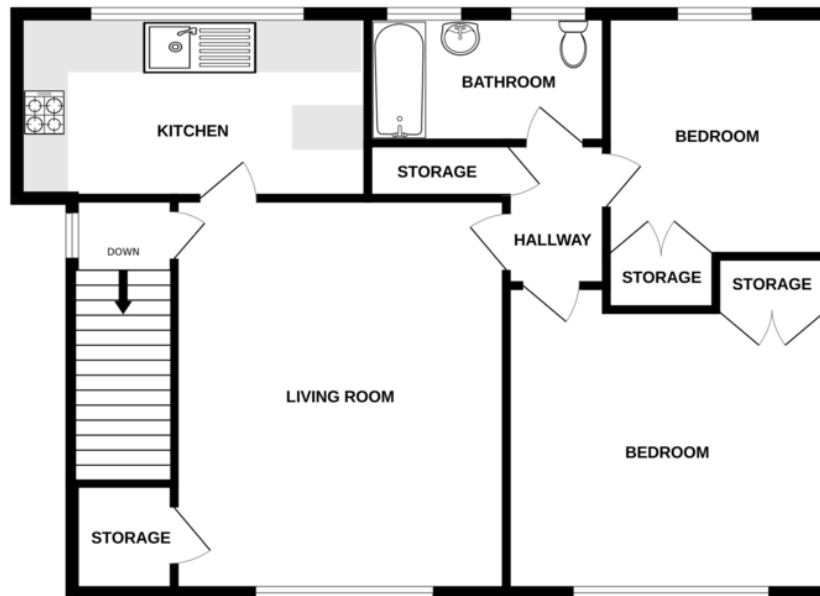


FLOORPLAN

GROUND FLOOR



1ST 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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CONTACT

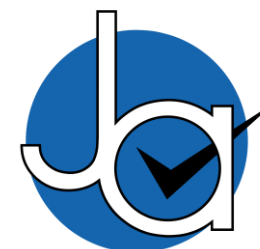
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