Tarragona Mews, Colchester, CO2 8YD

william
h brown

welcome to

Tarragona Mews, Colchester

This modern and well presented maisonette is situated in a cul-de-sac position on the south east of Colchester in Old Heath, around 1.3 miles from local train station and city centre, with close access to bus routes. There is also excellent access to local shops, amenities, schools and green spaces.

Early viewing is advised of this spacious and well presented first floor maisonette situated in Tarragona Mews off Mountbatten Drive. Accommodation comprises entrance hall, living room, brand new kitchen, two double bedrooms and a family bathroom. Externally there is a communal garden and allocated parking space, as well as plenty of on road parking for visitors.

Agents Notes
There are 953 years remaining on the lease!

The vendor advises us that there are no service charges or ground rent payable with this property. Please contact your solicitor for clarification on this.

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Connells Group.

Entrance Door To:

Entrance Hall
Laminate wood flooring, doors to:

Living Room
Upvc double glazed window to side, carpet, wall mounted heater, media unit, door to:

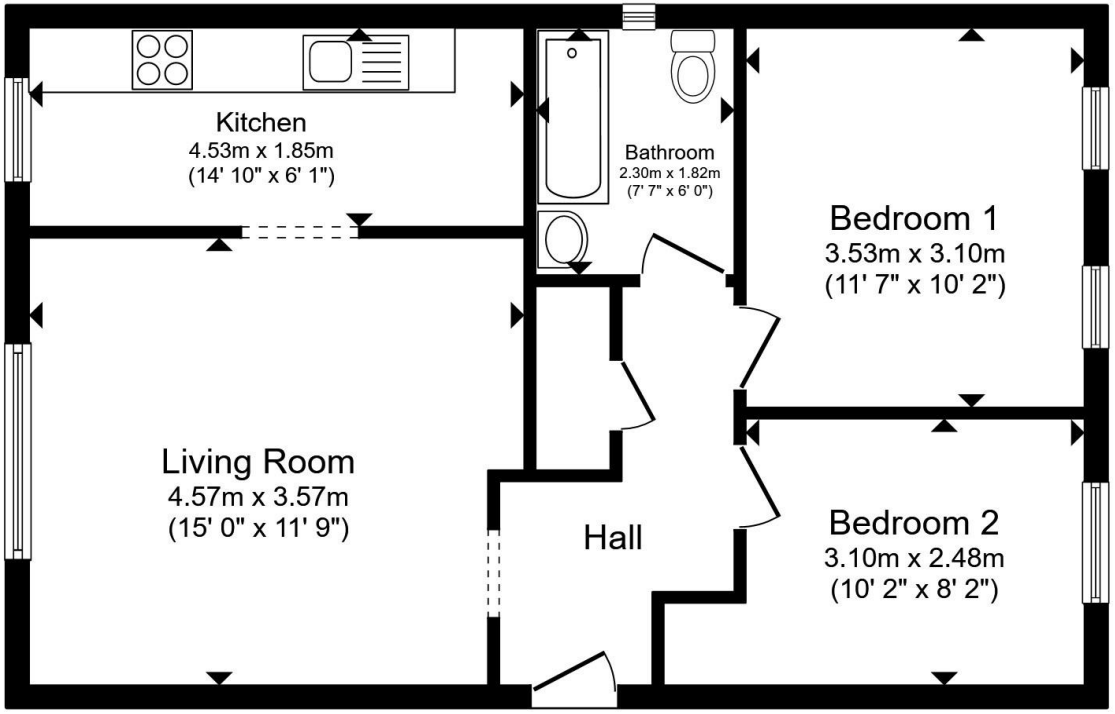
Kitchen
Recently refurbished kitchen with range of BRAND NEW matching base and eye level units, work surfaces, inset stainless steel sink and drainer unit with hose mixer tap, tiled splashbacks, spaces for cooker, washing machine and fridge/freezer, dark laminate wood flooring, upvc double glazed window to side.

Bedroom One
Upvc double glazed window to side, wall mounted heater, carpet.

Bedroom Two
Upvc double glazed window to side, wall mounted heater, carpet.

Bathroom
Modern white suite comprising panel enclosed bath with shower over and screen, low level w.c. and pedestal wash hand basin, part tiled walls, heated towel rail, laminate wood flooring, upvc obscure double glazed window to rear, wall mounted cabinet.

Outside
The property benefits from one allocated parking space. In addition there is plenty of on road parking available in the cul-de-sac. There is also a large shared garden.



Total floor area 59.0 m² (635 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

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welcome to

Tarragona Mews, Colchester

- Modern First Floor Maisonette
- Spacious Living Accommodation
- Brand New Kitchen
- Two Double Bedrooms
- Family Bathroom
- Allocated Parking Space
- Communal Garden

Tenure: Leasehold EPC Rating: D
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: Ask Agent

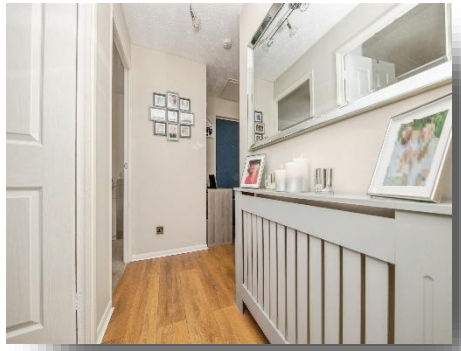
This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1980. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£170,000 *offers in excess of*

directions to this property:

Refer to map

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.



Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
CCS121711 - 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 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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