

For Sale

Guide Price **£180,000** Leasehold



Heather Close Layer-De-La-Haye Colchester CO2 0EQ

A spacious and comfortable maisonette, situated in the popular Layer. Situated in a cul de sac location, offering a stunning garden, ideal for first time buyers and downsizers!

- Energy Rating: D
- SPACIOUS MAISONETTE IN A QUIET CUL-DE-SAC LOCATION
- LARGE PRINCIPAL BEDROOM WITH ADJOINING OFFICE SPACE
- GENEROUS LOUNGE WITH PLENTY OF NATURAL LIGHT
- FITTED KITCHEN AND MODERN BATHROOM

Property Details

Entrance Hall

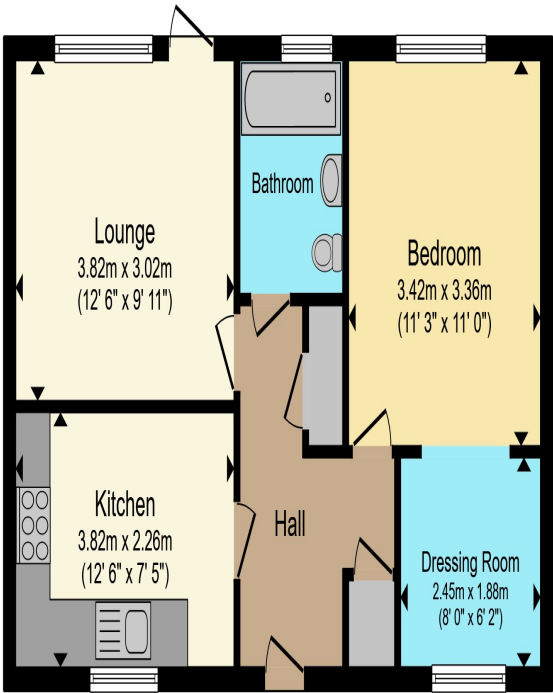
Kitchen 7' 5" x 12' 6" (2.26m x 3.81m)

Lounge 9' 11" x 12' 6" (3.02m x 3.81m)

Bathroom

Bedroom 11' x 11' 3" (3.35m x 3.43m)

Study / Dressing Room 6' 2" x 8' (1.88m x 2.44m)



Total floor area 49.4 m² (532 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. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.



To view this property please contact Connells on

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COLCHESTER CO1 1DA

Property Ref: CCH309043 - 0004

Tenure:Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 415.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Apr 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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