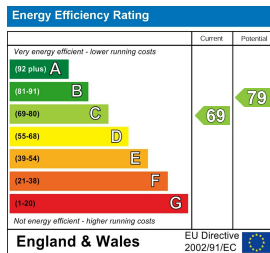


- Two bedroom ground floor apartment
- En-suite to Principle bedroom
- Large open plan kitchen/ living room
- Close to local amenities
- Large, spacious apartment
- Views Overlooking Distillery Pond
- Walking distance of Essex University
- One allocated parking space
- Ideal First Time Purchase or Investment
- CHAIN FREE



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**Waterside Lane**  
Colchester, CO2 8HW

£190,000  
: Deposit  
: Available Date



Essex House  
42 Crouch Street  
Colchester  
Essex  
CO3 3HH

<http://www.greenwoodpc.co.uk>  
[sales@greenwoodpc.co.uk](mailto:sales@greenwoodpc.co.uk)  
01206 616820

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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### Property Description

Welcome to Waterside Lane, Colchester - a charming location that could be the perfect setting for your new home! This delightful apartment boasts a modern design with 1 reception room, 2 bedrooms, and 2 bathrooms, providing ample space for comfortable living. **CHAIN FREE**

Situated in a prime location, this property offers convenient access to all the amenities you could need. The apartment spans 672 sq ft, offering a cosy yet spacious environment for you to make your own.

Built in 2007 this property combines the allure of a newer build with the charm of a well-established neighbourhood, within walking distance of Essex University and local

amenities.

With parking available for 1 vehicle, you can bid farewell to the hassle of searching for a parking spot after a long day. Whether you're a first-time buyer, a growing family, or someone looking to downsize, this apartment has the potential to cater to your needs and provide a comfortable sanctuary to call your own.

Don't miss out on the opportunity to make this apartment your new abode - book a viewing today and step into the beginning of a new chapter in Waterside Lane, Colchester.

The Vendor has advised:  
134 Years Remaining Lease  
£1,858 Annual Service Charge  
£249 Annual Ground Rent



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