



Clarendon Way, Colchester, CO1 1XF

£350,000

2 2 1



- Two-bedroom first-floor apartment
- Private roof garden
- Walking distance to Colchester North Station, close to Castle Park & town
- ~~Spacious~~ open-plan lounge & kitchen/breakfast room
- Additional family bathroom
- No onward chain
- Principal bedroom with ensuite shower room
- Situated in the desirable Hamilton Place development
- Two double bedrooms
- Allocated parking space



Beautifully presented two-bedroom first-floor apartment in the sought-after Hamilton Place development, just off Clarendon Way. Offering a spacious lounge with kitchen/breakfast area, ensuite shower room, additional bathroom, two double bedrooms, and a private roof garden. Allocated parking. No onward chain. Within walking distance of Colchester North Station and close to Castle Park and the town centre.



### Energy Efficiency Rating

	Current	Potential
<b>Very energy efficient - lower running costs</b>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<b>Not energy efficient - higher running costs</b>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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