



Essex House, Crouch Street, Colchester, CO3 3HH

welcome to

Essex House, Crouch Street, Colchester

This well presented and modern first floor apartment is conveniently situated in the heart of Colchester, offering excellent access to shops, amenities, cafes and restaurants. The property offers spacious accommodation and could be an ideal first time purchase or investment opportunity.



Early viewing is advised of this modern first floor apartment situated in Essex House, Crouch Street in the city centre.

Accommodation comprises entrance hall, utility cupboard, spacious open plan lounge/diner/kitchen, good size double bedroom and modern shower room.

There are stairs and a lift to all floors, as well as individual post boxes for each apartment.

Communal Entrance Door To:

Communal Entrance Hall

With stairs and lift to all floors.

Entrance Door To:

Entrance Hall

Radiator, access panel to air filtration system, vinyl board flooring, video entry system, doors to:

Utility Cupboard

Wall mounted electric boiler, work top with washer/dryer under.

Lounge / Diner / Kitchen

23' 4" max x 11' 9" max (7.11m max x 3.58m max)

Upvc double glazed window, eye and base level units, work surfaces, inset sink unit with mixer tap, integrated fridge/freezer + dishwasher + stainless steel electric oven and hob with extractor fan over, vinyl board flooring, inset spotlights, two radiators.

Bedroom

12' 3" x 9' 9" (3.73m x 2.97m)

Upvc double glazed window, radiator.

Shower Room

Walk-in double shower with rainfall shower head, vanity wash hand basin, low level w.c., touch light up mirror with de-mist function, stainless steel heated towel rail, tiled floor, fully tiled walls, inset spotlights, extractor fan.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Essex House Crouch Street, Colchester

- Modern First Floor Apartment
- Spacious Open Plan Lounge/Diner/Kitchen
- Double Bedroom
- Modern Shower Room
- City Centre

Tenure: Leasehold EPC Rating: D

£160,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 127 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
CCS119635 - 0002

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directions to this property:

Refer to map



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