



Roman Wall, Shortcut Road, Colchester, CO1 1EU

welcome to

Roman Wall, Shortcut Road, Colchester

This two bedroom character apartment is situated in the heart of Colchester's city centre, in the ever popular and historical Dutch Quarter. Situated a stones throw from shops, amenities, cafes and restaurants and the Castle Park. St Botolphs Train Station & North Station are within walking distance



Early viewing is advised of this rarely available two bedroom apartment situated in Colchester's city centre in the sought-after Dutch Quarter.

Communal Entrance Door To:

Communal Entrance Hall

With stairs to first floor.

Entrance Door To:

Entrance Hall

Large built-in storage cupboard/walk-in wardrobe, intercom entry system, laminate flooring, spotlights, doors to:

Lounge / Diner / Kitchen

22' 6" max x 18' 3" max (6.86m max x 5.56m max)
Three upvc double glazed windows, spotlights, laminate flooring, three radiators. Kitchen area comprising range of base and eye level units, work surfaces, inset sink and drainer unit, integrated oven and hob with extractor over, integrated appliances.

Master Bedroom

Irregular Shaped Room 16' 5" max x 14' 2" max (5.00m max x 4.32m)

Two upvc double glazed windows, carpet, radiator, spotlights, door to:

En Suite

Shower cubicle, wall mounted wash hand basin and concealed cistern w.c., large ladder heated towel rail, fully tiled walls and flooring, spotlights, extractor fan.

Bedroom Two

10' 4" x 6' 6" (3.15m x 1.98m)

Two upvc double glazed windows, radiator, carpet.

Bathroom

Fully tiled walls and floor, panel enclosed bath with shower over and screen, wall mounted wash hand basin, concealed cistern w.c., large heated towel rail, spotlights, extractor fan.

Outside

The property benefits from communal grounds and an allocated parking space.

There is a small communal storage unit/garage for use by residents.



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.focalagent.com



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welcome to

Roman Wall, Shortcut Road, Colchester

- First Floor Apartment In City Centre
- Spacious Living Accommodation
- Two Bedrooms
- Two Bathrooms
- Allocated Parking
- Double Glazing & Gas Central Heating
- POPULAR DUTCH QUARTER

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS120063 - 0004

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