



Caelum Drive, Colchester CO2 8FN

welcome to

Caelum Drive, Colchester

NO ONWARD CHAIN! This beautifully presented two double bedroom first floor apartment is situated in the Hythe area of Colchester, offering excellent access to local amenities, train station and the University of Essex, as well as offering stunning views over the River Colne.



Early viewing is advised of this stunning first floor apartment benefiting from no ongoing chain and offering an ideal first time purchase or investment opportunity.

Accommodation comprises entrance hall, generous open plan lounge/diner/kitchen with balcony offering beautiful viewing over the river and modern kitchen area, two double bedrooms, modern en suite to master bedroom and modern family bathroom. Externally there is allocated parking.

Communal Entrance Door To:

Communal Entrance Hall

With stairs to first floor.

Entrance Door To:

Hallway

Two built-in cupboards, doors to:

Kitchen / Lounge / Diner

21' 5" max x 11' 11" max (6.53m max x 3.63m max)

Laminate wood flooring, two wall mounted heaters, modern kitchen area comprising comprehensive range of high gloss base and eye level units, integrated oven and hob with stainless steel splashback and extractor hood over, integrated appliances, inset spotlights, upvc double glazed window to front, upvc double glazed French doors to rear giving access to the balcony with stunning views over the river.

Bedroom One

13' 4" max x 9' 5" max (4.06m max x 2.87m max)

Built-in double wardrobe, carpet, wall mounted heater, upvc double glazed window to rear, door to:

En Suite

Modern white three piece suite comprising double shower cubicle, concealed cistern w.c. and wash hand basin, part tiled walls, tiled floor, heated towel rail, extractor fan, shaver point.

Bedroom Two

9' 10" x 8' 10" (3.00m x 2.69m)

Upvc double glazed window to rear, carpet, wall mounted heater.

Bathroom

Modern white suite comprising panel enclosed bath with central mixer tap and shower head attachment, wall mounted wash hand basin and concealed cistern w.c., part tiled walls, tiled floor, heated towel rail, extractor fan, shaver point,

Outside

The property benefits from allocated parking.



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

Caelum Drive, Colchester

- Well Presented Apartment With River Views
- Open Plan Lounge/Diner/Kitchen
- Two Double Bedrooms
- Modern En Suite & Bathroom
- Allocated Parking
- Close To Amenities, Train Station & University Of Essex
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: B

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

£140,000



directions to this property:

Refer to map



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS120264 - 0002

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