



Ypres Road, Colchester, CO2 7UW

welcome to

Ypres Road, Colchester

This two bedroom second floor apartment is situated on the south side of Colchester, around one mile's walk from the city centre and within one mile of St Botolphs train station. The property is situated within close proximity of local amenities and Abbey Fields Park.



Conveniently situated for access to the city centre and train station, this upper floor apartment is also a stones throw from Abbey Fields Park.

Accommodation comprises entrance hall, lounge, kitchen, two good size bedrooms and modern bathroom. Externally there is residents parking available.

Communal Entrance Door To:

Communal Entrance Hall

With stairs to second floor.

Entrance Door To:

Hallway

Radiator, two storage cupboards, loft access.

Lounge

16' 1" x 12' 1" (4.90m x 3.68m)

Double glazed window to rear, double glazed window to side, two radiators, carpet.

Kitchen

13' 1" max x 8' 1" max (3.99m max x 2.46m max)

Range of base and eye level units, work surfaces, inset one and a quarter sink and drainer unit with mixer tap, tiled splashbacks, integrated electric oven, four ring gas hob with extractor hood over, dishwasher, fridge freezer, space for washing machine, airing cupboard, double glazed window to side, double glazed window to rear, luxury vinyl tiled flooring.

Bedroom One

14' 1" max x 13' 1" max (4.29m max x 3.99m max)

Two double glazed windows to side, two radiators, carpet.

Bedroom Two

12' 1" x 7' 1" (3.68m x 2.16m)

Double glazed window to side, radiator, carpet.

Bathroom

Modern three piece suite comprising P-shaped bath with shower over, pedestal wash hand basin and low level w.c., tiled floor, part tiled walls, radiator, double glazed window to side.

Outside

The property benefits from residents 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

Ypres Road, Colchester

- Second Floor Apartment
- Spacious Living Accommodation
- Two Good Size Bedrooms
- Bathroom
- Residents Parking
- Close To City Centre, Train Station & Abbey Fields Park
- Early Viewing Advised

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS120224 - 0003

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