



Anchor House, Berechurch Road, Colchester, CO2 9PU

welcome to

Anchor House, Berechurch Road, Colchester

This well presented two bedroom first floor apartment is situated on the south side of Colchester, around 1.7 miles from Colchester town train station and the city centre. The property offers spacious accommodation and could be an ideal first time purchase or investment opportunity.



This lovely apartment offers good access to local amenities and benefits from well presented accommodation which comprises entrance hall, kitchen/breakfast room, useful store room/utility area, lounge, two good size bedrooms and modern bathroom. Externally there is one allocated parking space.

Communal Entrance Door To:

Communal Entrance Hall

With stairs to first floor.

Entrance Door To:

Entrance Hall

Electric radiator, storage cupboard, doors to:

Lounge

16' 7" x 10' 1" (5.05m x 3.07m)

Floor to ceiling double glazed windows with views across the gardens, carpet, opening to:

Kitchen

12' 3" x 7' 7" (3.73m x 2.31m)

Range of base and eye level units, work surfaces, inset sink and drainer unit, integrated cooker and hob, fridge/freezer, breakfast bar.

Utility Room / Storage

5' 9" x 2' 9" (1.75m x 0.84m)

Space for washing machine.

Bedroom One

14' x 10' 4" (4.27m x 3.15m)

Carpet, upvc double glazed window, electric radiator.

Bedroom Two

13' 10" x 7' 8" (4.22m x 2.34m)

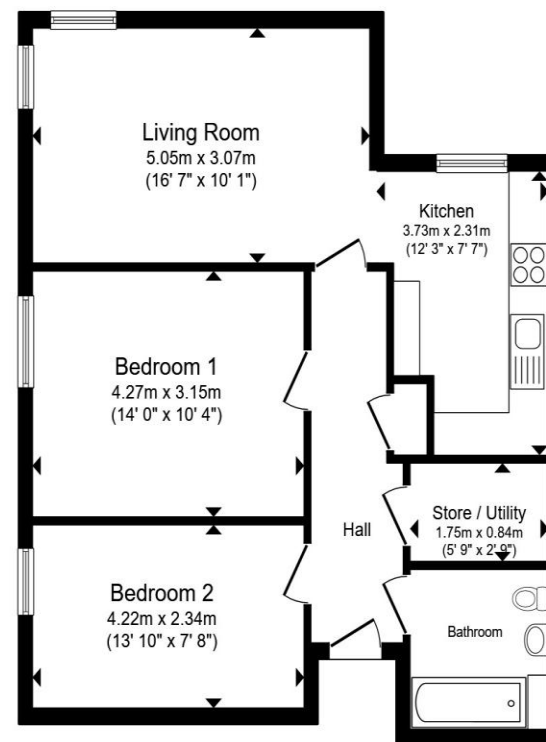
Double glazed window to rear, carpet, electric radiator.

Bathroom

Panel enclosed bath with shower over, wash hand basin, low level w.c., part tiled walls, heated towel rail, spotlights.

Outside

The property benefits from one allocated parking space.



Total floor area 62.7 m² (675 sq.ft.) approx

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.propertybox.io


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welcome to

Anchor House, Berechurch Road, Colchester

- Modern First Floor Apartment
- Lounge & Kitchen/Breakfast Room
- Two Double Bedrooms
- Family Bathroom
- Allocated Parking
- Ideal First Time Purchase
- Viewing Advised

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1600.00

Ground Rent: 250.00

£190,000



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 199 years from 01 Mar 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
CCS121069 - 0005

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