



2 bedroom Apartment located in Colchester.

Guide Price
£160,000 - £180,000

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JOHN ALEXANDER
ESTATE AGENTS

Abbey Court Meyrick Crescent Colchester CO2 7QP



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EPC

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FULL DESCRIPTION

THE HOME

GUIDE PRICE £160,000 TO £180,000

John Alexander is very pleased to present to market this charming two-bedroom apartment situated in the heart of Colchester. Nestled in a peaceful and well-maintained complex, this property offers the perfect blend of modern living and comfort.

Upon entering the apartment, you are greeted by a bright and spacious open-plan living area, characterised by large windows that flood the space with natural light. The adjoining kitchen is contemporary and well-equipped, featuring sleek cabinetry and high-quality appliances, making it ideal for both cooking enthusiasts and everyday meal preparation.

The two generously sized bedrooms are designed for relaxation, the second bedroom is versatile and can serve as a guest room or home office.

A family bathroom, complete with modern fixtures, offers convenience and style. Residents of Abbey Court benefit from well-kept communal areas and secure entry systems, ensuring a safe and welcoming environment.

In addition, the property benefits from an allocated parking space.

This is a perfect first home and also a great investor opportunity. Don't delay book a viewing today.

DIMENSIONS

Entrance Hall

Lounge 14' 6" x 15' 8" (4.42m x 4.78m)

Kitchen 7' 6" x 7' 9" (2.29m x 2.36m)

Bathroom

Bedroom Two 8' 5" x 10' 6" (2.57m x 3.20m)

Bedroom One 9' 6" x 11' 11" (2.90m x 3.63m)

THE LOCATION

Meyrick Crescent is positioned in a vibrant and well-connected area of this historic City.

The neighbourhood around Abbey Court features a variety of local amenities, including shops, cafes, and restaurants, providing residents with everything they need just a short stroll away. The nearby High Street offers a multitude of shopping options.

The property is also conveniently located just minutes from the recreation ground, making it an ideal spot for enjoying extra outdoor space.

Transport links are excellent, with easy access to Colchester's main train station, which connects to London and other major cities, making it ideal for commuters. Local bus routes also provide convenient access to surrounding areas.

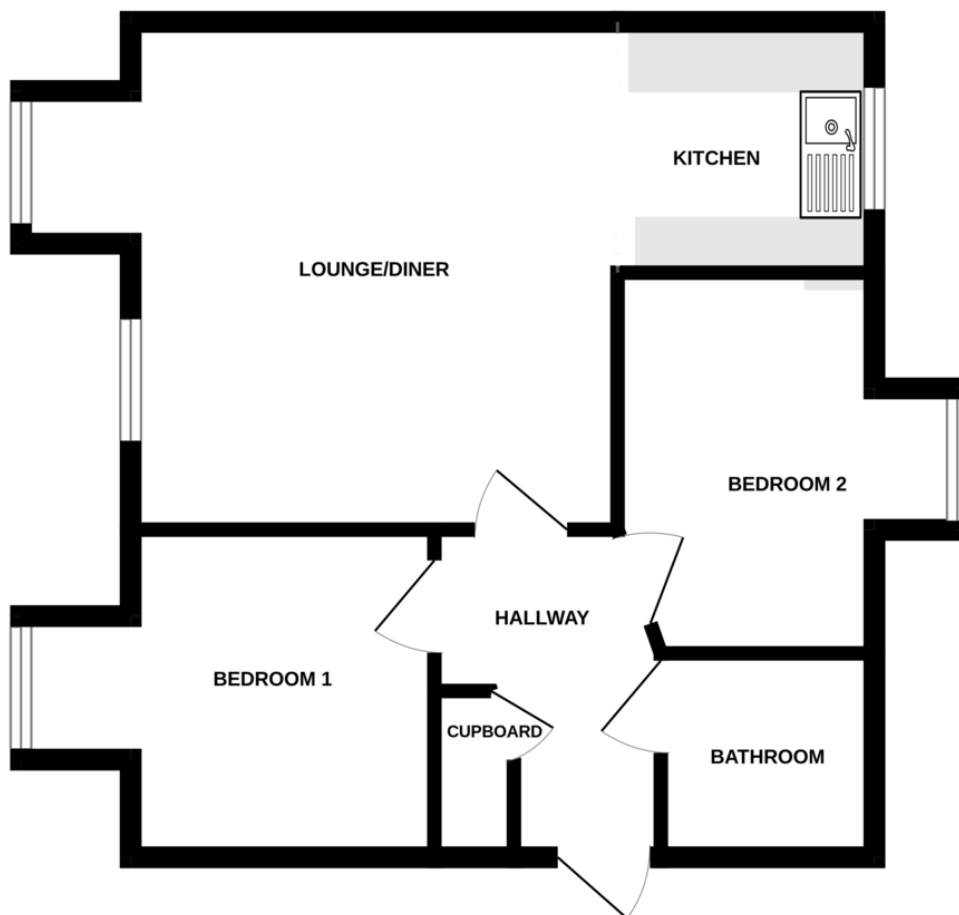


EPC RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS

CONTACT

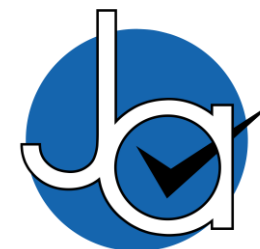
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