



2 bedroom Apartment located in London Road.

Guide Price
£140,000 - £160,000

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JOHN ALEXANDER
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43 The Rookeries London Road Marks Tey Colchester CO6 1DY



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FULL DESCRIPTION

THE HOME

GUIDE PRICE £140,000 TO £160,000

John Alexander is pleased to present a charming two-bedroom well presented apartment, featuring a spacious double bedroom complete with built-in wardrobes, as well as a generously sized single bedroom. The modern bathroom includes both bath and shower facilities.

The living room is of a good size, providing plenty of room for a dining area, and it seamlessly connects to a stylishly fitted kitchen equipped with several appliances.

Externally, the property benefits from a well-maintained garden, there is also allocated parking available, ensuring ease of access for you and your guests.

Entrance Entrance is made via secure intercom communal entrance door with entrance porch leading to hallway with door to:

Entrance Hall Entrance hall with storage/ airing cupboard. Doors leading to ;

Lounge 15'04 (narrowing to 8'3) x 12'4 L shaped Lounge with window to front and side, electric heater, TV point.

Kitchen 8' 3" x 7' 5" (2.51m x 2.26m) Kitchen, comprising of roll top work surfaces cupboards up and over, stainless steel drainer sink , built in hob and separate oven, space for washer/dryer/ dishwasher.

Bedroom One 9' 4" x 8' 10" (2.84m x 2.69m) Bedroom One with window to side, electric heater.

Bedroom Two 7' 8" x 7' 4" (2.34m x 2.24m) Bedroom Two with window to rear , electric heater.

Bathroom 7' 04" x 6' 07" (2.24m x 2.01m) Modern bathroom having recently been re fitted. Comprising of low flush WC, pedestal wash basin, panel bath with shower attachments

THE LOCATION

London Road offers a delightful blend of suburban tranquillity and convenient access to urban amenities. Marks Tey is known for its charming character, combining beautiful countryside views with a friendly community atmosphere.

The location benefits from excellent transport links, with Marks Tey train station just a short walk away, providing easy access to London, Colchester, and other nearby towns.

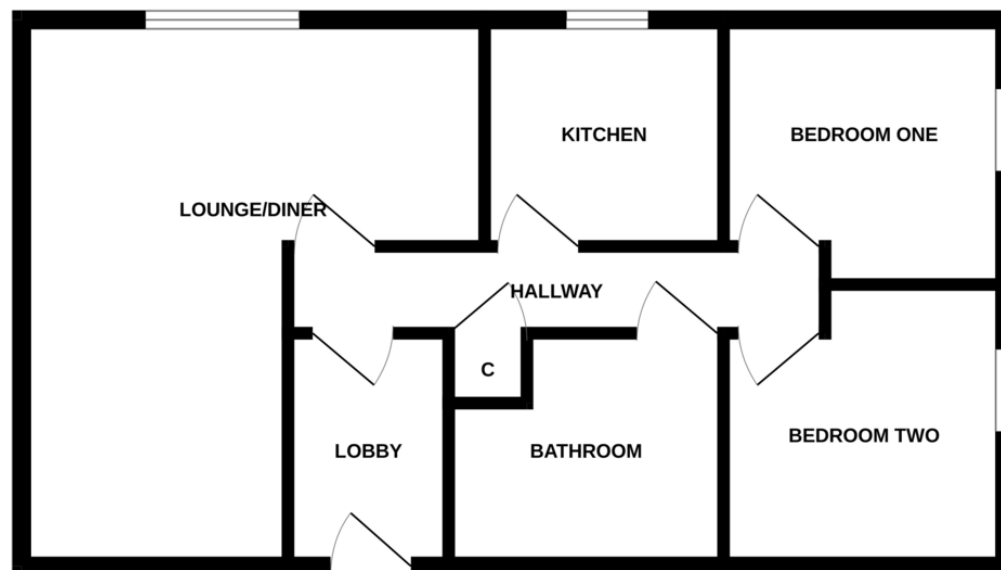
The proximity to the A12 and A120 roads makes commuting by car straightforward, connecting residents to Chelmsford, Braintree, and beyond.

For those who appreciate the outdoors, the surrounding area features a variety of parks, green spaces, and walking trails, ideal for leisurely strolls and family outings. Additionally, local amenities, including shops, schools, and recreational facilities, are easily accessible, enhancing the community's appeal for families and professionals alike.



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

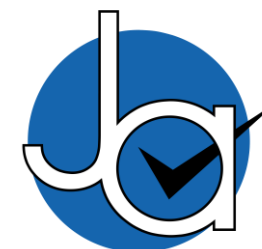
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