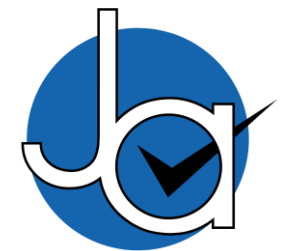
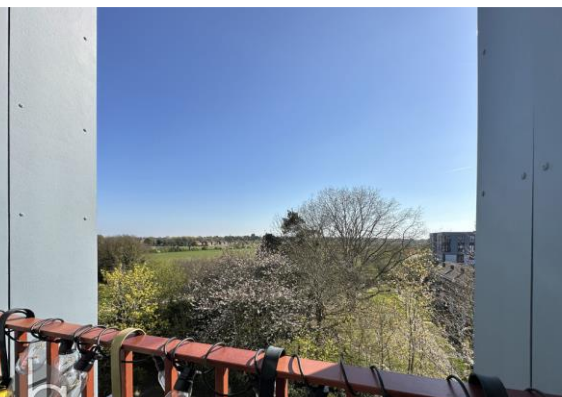




## 2 bedroom Flat located in Berechurch Road.

Guide Price  
£200,000 - £225,000

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Anchor House Berechurch Road Colchester CO2 9PU



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## FULL DESCRIPTION

### OVERVIEW

\*\*\*Guide Price of £200,000 - £225,000\*\*\*

Located in a well-connected residential area of Colchester, Flat Anchor House offers comfortable modern living with convenient access to local amenities, schools, and transport links. This apartment is ideal for first-time buyers, professionals, or investors seeking a low-maintenance property in a growing community.

### THE HOME

Upon entering this immaculate and fairly new apartment, you are greeted by a welcoming entrance hallway that provides access to all the rooms featured on this top-floor apartment. The modern open-plan lounge/kitchen is designed to a high standard, offering a spacious and bright living area that seamlessly blends functionality with style.

The two bedrooms are well-proportioned, with one benefiting from access to a private balcony, which provides pleasant views and a peaceful outdoor space. The newly fitted bathroom is contemporary in design, offering quality fixtures and finishes for a luxurious touch. Additionally, the apartment features a storage cupboard, adding to the overall practicality and convenience of the space.

Whether you're a first-time buyer or an investor, this home presents a fantastic opportunity to own a contemporary, move-in-ready property in a thriving and well-connected part of Colchester.

### ROOM DIMENSIONS

Hallway

Lounge/Kitchen - 22'8" x 13'1" (6.91m x 4.00m)

Master Bedroom - 13'8" x 10'8" (4.17m x 3.24m)

Balcony - 5'3" x 4'11" (1.59m x 1.51m)

Bedroom Two - 13'7" x 8'1" (4.14m x 2.46m)

Bathroom - 6'11" x 6'7" (2.10m x 2.01m)

Cupboard

### THE OUTSIDE

The exterior of the property is well-maintained and thoughtfully laid out, offering both practicality and green space. Parking is conveniently located nearest to the building's entrance, providing easy access for residents and guests. In addition, the development benefits from a communal garden area, offering a pleasant outdoor space to enjoy some fresh air, relax, or socialise with neighbours in a peaceful setting.

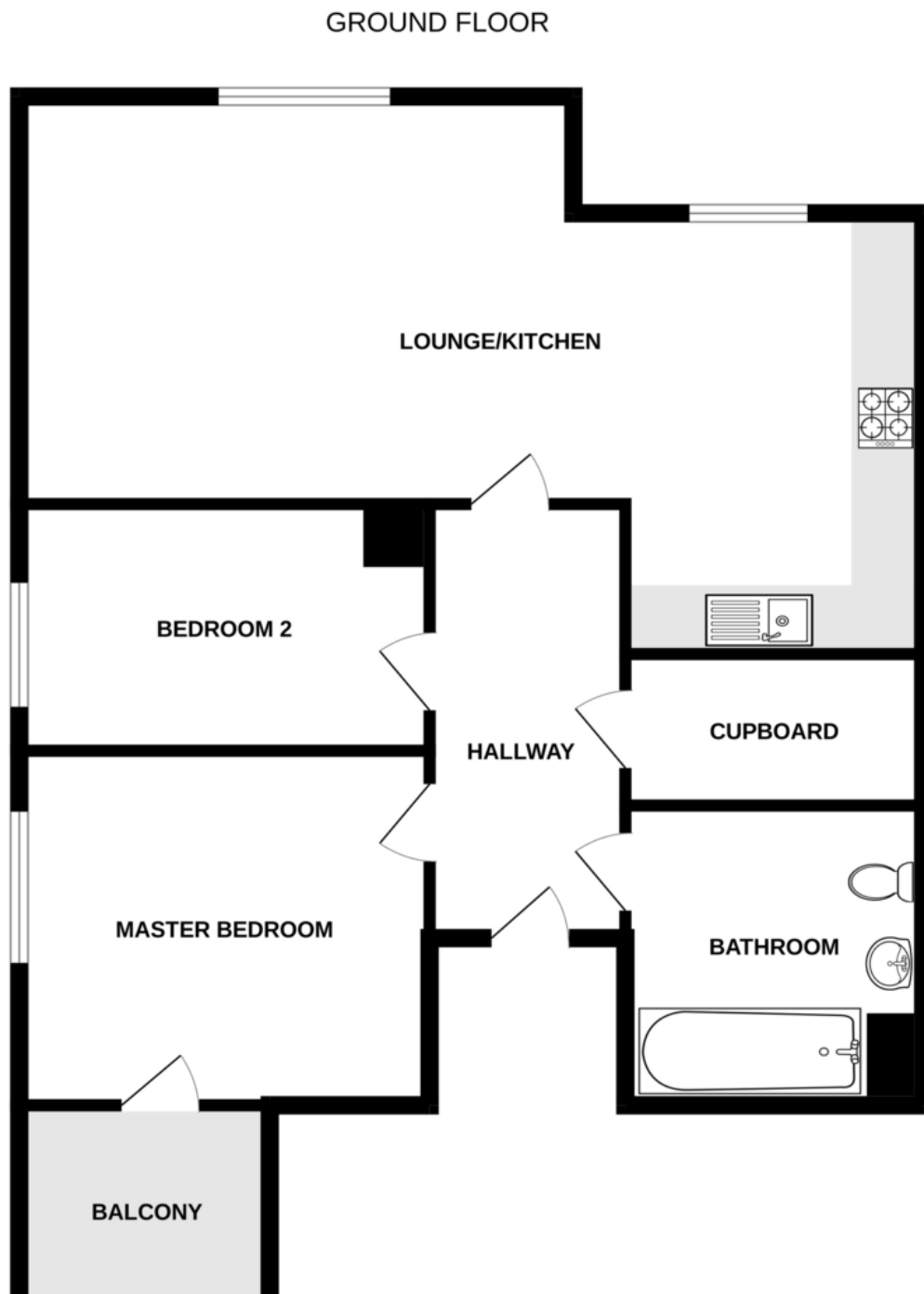
### THE LOCATION

The property is ideally situated in a friendly and welcoming neighbourhood, known for its strong sense of community. It offers excellent access to local schools, town centre shops, and everyday amenities, making day-to-day living convenient and stress-free. The surrounding area also boasts a variety of scenic walking routes, perfect for those who enjoy spending time outdoors and exploring the local landscape.





## FLOORPLAN



## DIRECTIONS

### CONTACT

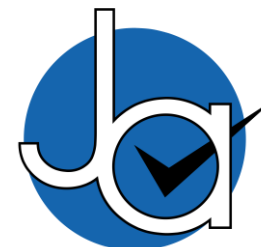
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