

# 1 bedroom Top Floor Apartment located in Colchester.

Guide Price  
£180,000 - £200,000

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Davy House Colchester CO2 7TQ

## FULL DESCRIPTION

### OVERVIEW

\*\* GUIDE PRICE £180,000 - £200,000 \*\*

Located just a short distance from Colchester town centre and the mainline railway station, this beautiful one-bedroom top-floor apartment is a true find. Boasting a modern design, this home features a spacious layout which includes an entrance hall, an open-concept kitchen and living area, and a generous bedroom. Outside, you'll enjoy the convenience of allocated parking. This property is ideal for first-time buyers, commuters, and buy-to-let investors, with local amenities and Abbey Fields located nearby.

### STEP INSIDE:

The welcoming entrance hall features built-in storage cupboards, housing the Vent-Axia system, along with a telecom system.

The modern kitchen is equipped with matching eye and base level units alongside a complementary work surface. It includes an glass ceramic hob with an extractor fan, an integral washing machine, and spotlights throughout.

A bright and spacious lounge/diner, 23' 11" x 11' 11" (7.3m x 3.62m), is flooded with natural light thanks to the two windows.

A cosy bedroom, 10' 4" x 13' 10" (3.16m x 4.21m), featuring built-in sliding wardrobes for added convenience.

The serene bathroom, 6' 11" x 6' 4" (2.1m x 1.94m), includes a wall-mounted wash basin with mixer taps, a low-level WC, tiled flooring, and partially tiled walls. It features a panel-enclosed bath complete with a shower attachment and screen, a chrome heated towel rail, and spotlights throughout.

All rooms benefit from double-glazed UPVS windows.

### STEP OUTSIDE:

The property includes two allocated parking spaces with a carport ensuring ease and accessibility.

### LOCATION

Located close to the vibrant and historic Colchester City Centre, the apartment is ideally located for all amenities, including shops schools and recreational facilities, being close to the main Train Station it is also well-connected to transport links, making it ideal for commuters.



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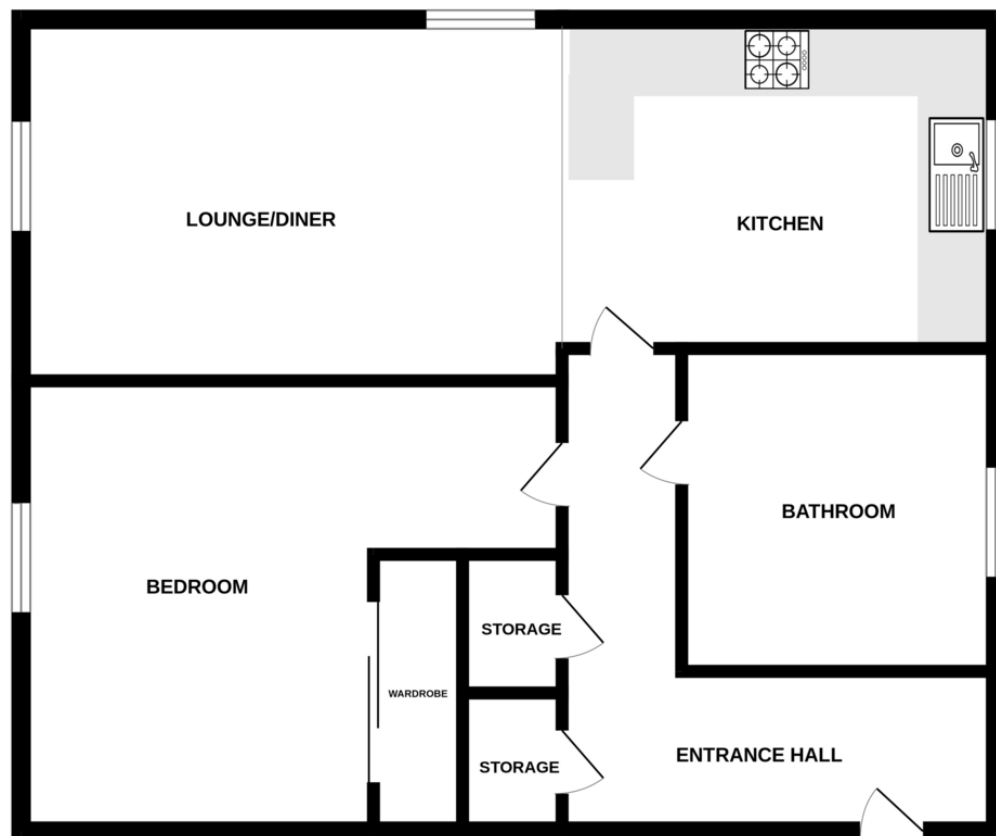






## FLOORPLAN

### 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

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