



2 bedroom Apartment located in Colchester.

Guide Price
£200,000 - £225,000

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ESTATE AGENTS

Grosvenor Place Colchester CO1 2ZD



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FULL DESCRIPTION

OVERVIEW

Positioned in a highly desirable riverside setting, this stylish two-bedroom first floor apartment combines modern living with light-filled interiors and a stunning balcony overlooking the River Colne. Perfect for professionals, downsizers, or as a superb investment, the property is offered in excellent condition throughout.

STEP INSIDE

Step inside to a welcoming entrance hall, with all rooms leading off. At the heart of the home is the impressive open-plan living room/kitchen (18'9" x 16'4" narrowing to 14'1" / 5.72m x 4.98m). Bathed in natural light from dual aspect windows and French doors, this space feels bright and inviting, opening directly onto a private balcony with glorious river views – the perfect spot for morning coffee or evening drinks.

The kitchen has been thoughtfully designed with a sleek range of units, granite work surfaces and a breakfast bar, complemented by a full range of integrated appliances including a fridge/freezer, dishwasher, washing machine, gas hob, and electric oven.

Both bedrooms are generous doubles, with Bedroom One (14' narrowing to 11' x 11' / 4.27m x 3.35m) enjoying its own en-suite shower room with a corner cubicle, basin and WC. Bedroom Two (9'8" x 9'3" / 2.95m x 2.82m)

is equally versatile, ideal as a guest room, home office, or second double bedroom.

The stylish main bathroom is finished with a contemporary suite, including a panelled bath with centre taps and shower over, hand basin and WC.

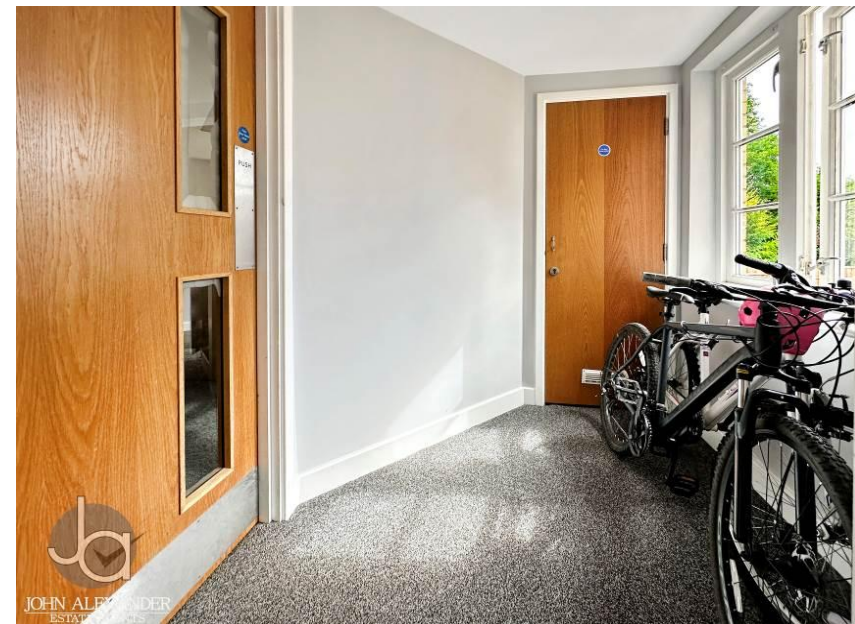
STEP OUTSIDE

The property further benefits from a private allocated parking space within a secure gated development, exclusive access to a residents-only indoor swimming pool, and a private balcony offering delightful views over the River Colne.

THE LOCATION

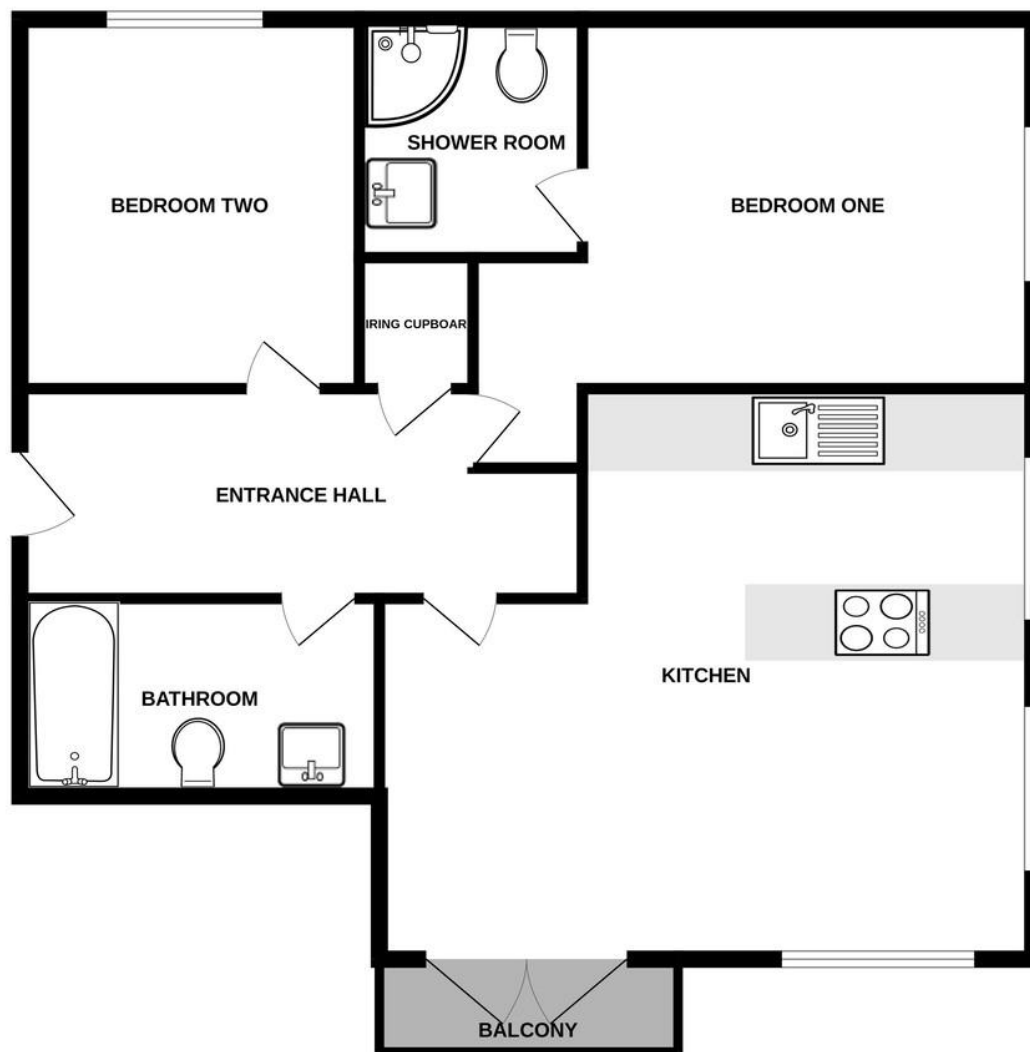
Grosvenor Place enjoys a highly convenient setting along the River Colne, offering a peaceful waterside outlook while being just a short distance from Colchester's historic city centre. The property is ideally positioned for a range of local amenities, including shops, cafés, restaurants, and leisure facilities, with Colchester's vibrant High Street and Castle Park both within easy reach.

Excellent transport links are close by, with Colchester Town railway station providing direct services to London Liverpool Street, making the apartment well-suited for commuters. Road connections are equally strong, with easy access to the A12 linking to Ipswich, Chelmsford and London.



FLOORPLAN

FIRST FLOOR



DIRECTIONS

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