



1 bedroom Apartment located in Colchester.

Guide Price
£120,000 - £130,000

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JOHN ALEXANDER
ESTATE AGENTS

49 East Street Colchester CO1 2TG

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £120,000 TO £130,000

This modern and well-presented ground floor one-bedroom apartment is ideally situated within walking distance of both Colchester Hythe and Colchester Town railway stations, offering direct links to London Liverpool Street, and is also close to Colchester's vibrant city centre and the University of Essex.

STEP INSIDE

The property features a welcoming entrance hall leading into a spacious open-plan lounge and kitchen area measuring approximately 5.15m x 4.00m (16'11" x 13'1"), with laminate flooring, a UPVC window, and a contemporary kitchen fitted with a range of base and eye-level units, an electric hob with extractor over, integrated electric oven, fridge/freezer, dishwasher, washer dryer, and an inset stainless steel sink with mixer tap and drainer.

The principal bedroom, measuring 3.26m x 2.77m (10'8" x 9'1"), is a comfortable double with access to a stylish en-suite shower room featuring tiled flooring, a double-width walk-in shower with tiled walls, a vanity wash hand basin with tiled splashbacks, a low-level WC, and a shaver point.

STEP OUTSIDE

Positioned at the rear of the development, behind secure double gates, the property benefits from one allocated parking space, ensuring convenience and peace of mind. Additional visitor parking is available on a first-come, first-served basis, making it easy for guests to visit. A designated refuse area is also provided for waste disposal, keeping the surroundings tidy and well-maintained.

THE LOCATION

Situated in the heart of Colchester, East Street enjoys a prime location that blends urban convenience with residential tranquillity. This address places you within easy reach of Colchester town and Hythe railway stations, offering direct connections to London Liverpool Street, making it ideal for commuters. The property is also just a short walk from the bustling city centre. The University of Essex is nearby, adding to the area's appeal for students and academics.



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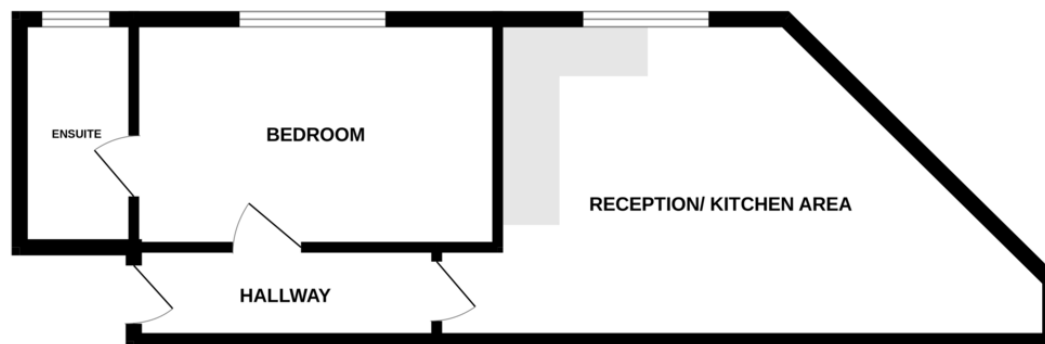
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FLOORPLAN

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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