



2 bedroom Apartment located in Colchester.

Guide Price
£150,000 - £175,000

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JOHN ALEXANDER
ESTATE AGENTS

Abbey Court Meyrick Crescent Colchester CO2 7QP



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sq

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £150,000 TO £175,000

Situated in a quiet, well-maintained development just a short walk from Colchester city centre and the Town railway station. The recently renovated property is a modern two-bedroom ground-floor apartment offering both comfort and convenience. The property features an open-plan living and kitchen, two well-proportioned bedrooms, and a contemporary bathroom. Benefiting from gas central heating, an allocated off-road parking space, and access to communal green space, this apartment is ideal for first-time buyers, investors, or professionals seeking easy access to local amenities and transport links. ***No chain***

STEP INSIDE

This beautifully presented two-bedroom apartment has been recently refurbished throughout, offering a fresh and contemporary living environment ideal for first-time buyers, downsizers, or investors. Every detail has been thoughtfully updated, including new flooring and carpets, a stylish new kitchen and bathroom, and tasteful neutral décor that enhances the sense of space and light.

At the heart of the home is the impressive open-plan kitchen/lounge, measuring 7.29m x 4.06m. This generously sized and bright living space is perfect for both relaxing and entertaining. The lounge area provides ample room for seating and dining, while the newly fitted kitchen features sleek cabinetry, generous worktop space, integrated appliances, and a modern breakfast bar-ideal for casual dining or morning coffee. A large bay-style window floods the room with natural light, creating a warm and welcoming atmosphere.

Bedroom One (3.39m x 2.96m) is a spacious double room located at the rear of the property. It benefits from a large window and a built-in storage cupboard, offering practical wardrobe space and a peaceful retreat. Bedroom Two (3.39m x 3.02m) is another well-proportioned room with flexible use as a guest bedroom, home office, or nursery. It also includes a built-in cupboard and square dimensions that allow for versatile furnishing options.

The bathroom (2.20m x 1.81m) has been completely modernised and features a full-size bath with overhead shower, WC, and pedestal wash basin. Finished with stylish tiled splashbacks and a clean, neutral palette, it offers a calm and functional space.

A central hallway (1.30m x 1.20m) connects all main rooms, ensuring smooth flow throughout the apartment. The entire property benefits from new flooring and carpets, enhancing its fresh and inviting feel, and making it truly move-in ready.

STEP OUTSIDE

The property benefits from a well-maintained exterior environment, including an allocated off-street parking space, ensuring convenient and secure parking directly within the development. Surrounding the apartment complex are neatly landscaped communal gardens and green areas, offering a pleasant outdoor setting for residents to enjoy.



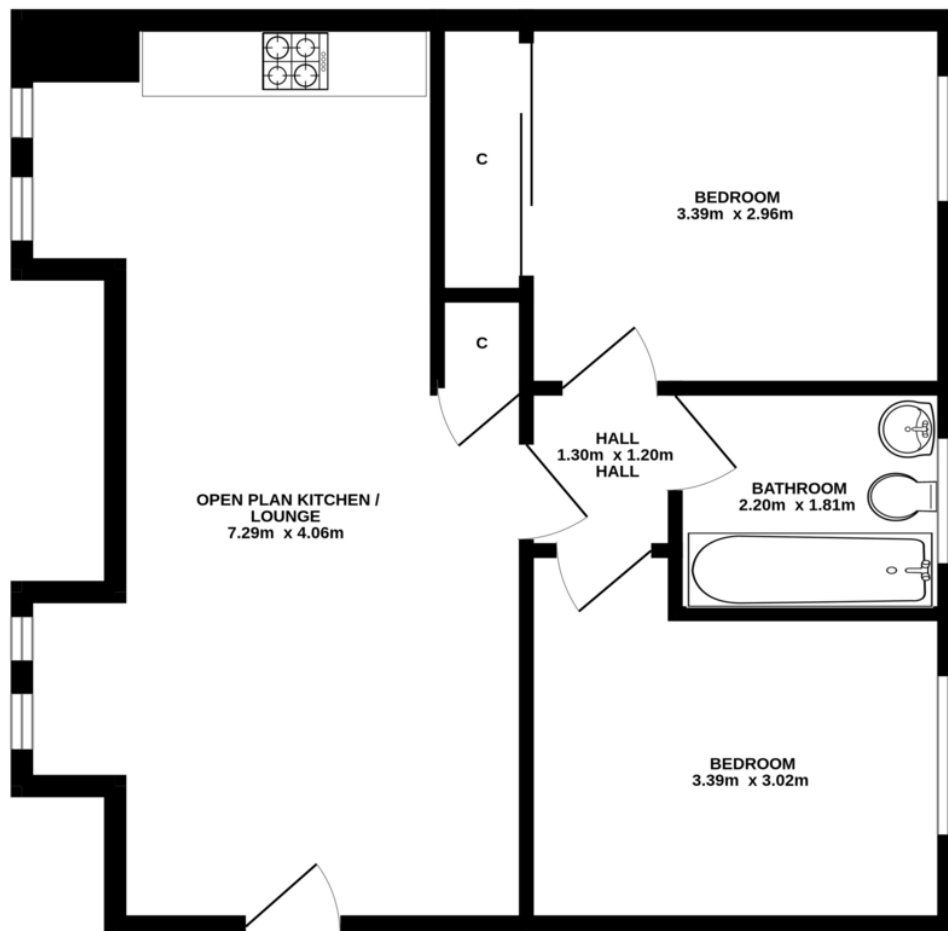
THE LOCATION

Abbey Court enjoys a prime location on Meyrick Crescent, a peaceful and well-established residential street just south of Colchester city centre. The property is conveniently close to a variety of local amenities, including shops, cafés, restaurants, and supermarkets, all within easy walking distance. Colchester Town railway station is also nearby, offering direct services to London Liverpool Street, making this an ideal choice for commuters.



FLOORPLAN

GROUND FLOOR



DIRECTIONS

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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 for any view.