



## 2 bedroom Top Floor Apartment located in Colchester.

Guide Price  
£150,000 - £175,000

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# Dedham Court Stalin Road Colchester CO2 8SN



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## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE PRICE £150,000 TO £175,000\*\*\*

Located south of Colchester, Dedham Court, Stalin Road, this two-bedroom second-floor apartment presents an excellent opportunity for first-time buyers or investors alike. The property offers spacious accommodation with a bright living area, separate kitchen, two well-proportioned bedrooms, and a family bathroom.

### THE HOME

Accessed via a communal entrance door with secure intercom system, stairs lead to the first floor where this spacious two-bedroom apartment is located. The property offers well-proportioned accommodation throughout and needs light renovation, presenting an excellent opportunity to personalise to taste.

The entrance hall includes a radiator and provides access to all rooms. The generous lounge/diner (16'10" x 11'6") enjoys a bright and airy feel with a double-glazed patio door opening onto a private balcony, plus an additional double-glazed window and radiator. The kitchen (10'10" x 8'10") overlooks the front and offers a range of fitted units with a stainless steel sink, electric hob and oven, plumbing for a washing machine, and space for a dishwasher, fridge, and freezer.

There are two double bedrooms, both with double-glazed windows and radiators - Bedroom One (12'5" x 9'4") to the side and Bedroom Two (12'1" x

11'6") to the rear. The family bathroom comprises a panelled bath, wash hand basin, and low-level WC, with a double-glazed window to the front and heated towel rail.

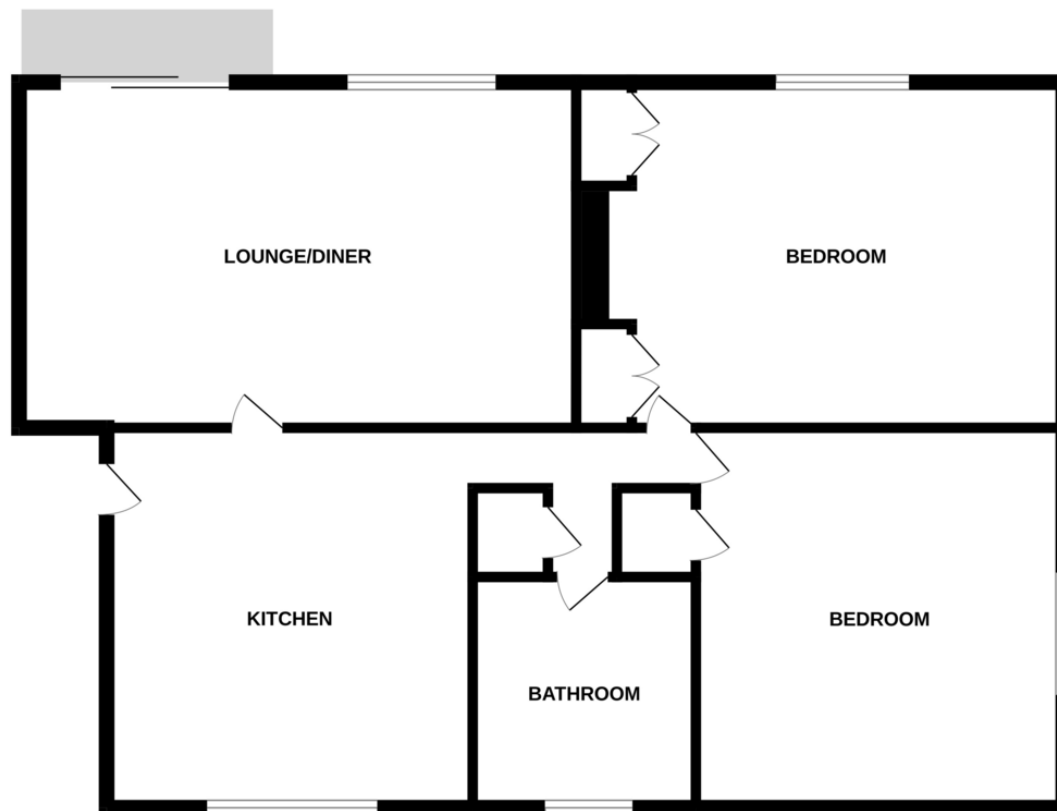
### THE LOCATION

Stalin Road is situated in a quiet residential area south of Colchester town centre. The property is approximately 0.9 miles from Colchester Town railway station, providing direct Greater Anglia services to London Liverpool Street in under an hour. Nearby bus stops, such as Stalin Road and Cemetery Gates, are within a 3-minute walk. Local amenities, including shops, parks, and healthcare facilities, are easily accessible, making this location convenient for daily living.



## 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

### CONTACT

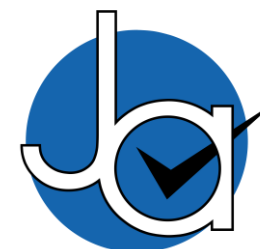
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