



**1 bedroom
Apartment
located in
Marks Tey.**

**Guide Price
£180,000 – £200,000**

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**JOHN ALEXANDER
ESTATE AGENTS**

Point Chase Marks Tey Colchester CO6 1FN



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FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £180,000 TO £200,000

NO ONWARD CHAIN***

A beautifully appointed modern first floor apartment built in 2018, offering stylish and low-maintenance living with one allocated parking space. Situated in the highly convenient village of Marks Tey, the property benefits from excellent rail and road transport links and is close to a wide range of local amenities-making it an ideal first-time buyer opportunity or investment property.

STEP INSIDE

Upon approaching the building, a secure video entry system provides controlled access to the communal entrance, ensuring peace of mind. Stepping into the apartment, you are greeted by an inviting hallway finished with sleek tiled flooring and the warmth of underfloor heating, setting the tone for the contemporary interior that flows throughout.

From the hallway, the layout opens directly into the impressive open plan lounge and dining area, measuring 5.36m x 4.96m (17'7" x 16'3"). This generous room is beautifully bright, catching the sun all day and is enhanced by double glazed windows and large glazed doors that lead onto a private balcony-perfect for relaxing or entertaining. The continuity of tiled flooring with underfloor heating adds a seamless, modern finish while ensuring year-round comfort.

Adjacent to this space, and neatly positioned off the hallway, is the stylish kitchen measuring 3.63m x 2.33m (11'11" x 7'8"). Designed for both practicality and visual appeal, it features contemporary fitted units with complementary work surfaces. Integrated appliances

include a ceramic hob, electric oven, fridge freezer and dishwasher.

The master bedroom, located toward the rear of the property, offers a peaceful retreat and measures 3.38m x 3.12m (11'1" x 10'3"). It features another balcony area and benefits from underfloor heating to maintain a cosy atmosphere and the built in wardrobe with sliding doors provides excellent storage.

Completing the layout is the well-appointed bathroom, measuring 2.25m x 1.68m (7'5" x 5'6"), accessed conveniently from the hallway. Finished to a high standard, it features a modern white three piece suite comprising a panelled bath with mixer tap and shower attachment, a stylish hand basin with mixer tap, and a W.C. Tiled flooring with underfloor heating continues the luxurious feel found throughout the home.

STEP OUTSIDE

Externally this apartment benefits from an allocated parking space and communal gardens.

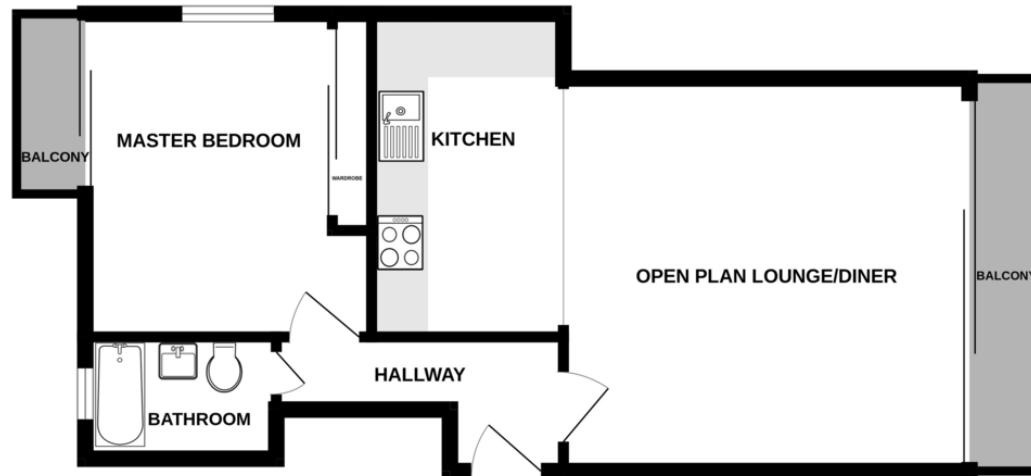
THE LOCATION

Marks Tey lies to the west of Colchester, offering convenient rail links to London Liverpool Street. The A12 is also easily accessible, providing northbound routes toward Ipswich and southbound connections to London and the M25. Local shopping facilities cater to day-to-day needs, while Stane Park and the Stanway retail district are only a short distance away and provide a wider selection of national retailers.



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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