



2 bedroom Apartment located in Colchester.

Guide Price
£160,000 - £180,000

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JOHN ALEXANDER
ESTATE AGENTS

George Williams Way Colchester CO1 2JP



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FULL DESCRIPTION

OVERVIEW

*** GUIDE PRICE OF £160,000 - £180,000 ***

Welcome to George Williams Way, Colchester, where this beautifully maintained two-bedroom ground floor apartment offers a perfect blend of contemporary living and convenience. Located in a sought-after development, the apartment features a well-designed layout with an open-plan living area and modern kitchen. With close proximity to local amenities and transport links, it represents an ideal opportunity for first-time buyers and investors alike. Don't miss out on the chance to experience elegant living in a prime location

STEP INSIDE

Upon arrival, you are welcomed through a well-maintained communal hall with a secure entry phone system, ensuring peace of mind and controlled access for residents. Inside, the entrance hall leads to a thoughtfully designed layout that maximizes space and comfort.

The heart of the home is the spacious lounge/diner, measuring 15' x 10'8" (4.6m x 3.3m), where natural light floods the room, creating an inviting atmosphere for relaxation and entertaining. The modern fitted kitchen, sized 9'9" x 6'6" (3.0m x 2.0m), features high-quality appliances, ample storage, and sleek contemporary finishes.

The property offers two well-proportioned bedrooms: Bedroom One measures 12'7" x 10'8" (3.8m x 3.3m) and Bedroom Two 9'7" x 8'6" (2.9m x 2.6m), both benefiting from built-in wardrobes for excellent storage solutions. Completing the home is a stylishly appointed bathroom with modern fittings and fixtures.

With a total approximate floor area of 562 sq. ft. (52.2 sq. m), this charming flat combines practicality with elegance, making it an ideal choice for comfortable living.

STEP OUTSIDE

Residents can enjoy the convenience of an allocated car parking space, alleviating any parking concerns and the well-maintained communal garden provides a serene outdoor escape, enhancing the community feel.

FEATURES

Additional features include gas-fired central heating and the property is situated on a long leasehold basis, providing security for long-term investment.

THE LOCATION

The Property's prime location means you're just a stone's throw away from Colchester's historic City Centre where a rich tapestry of shops, cafes, and cultural landmarks await exploration.

Commuting is effortless with nearby railway services providing direct links into London, while an array of supermarkets and buses enhance the convenience of everyday living. George Williams Way delivers the perfect blend of peaceful living and urban access, making it a prime choice for discerning buyers.

AGENTS NOTES

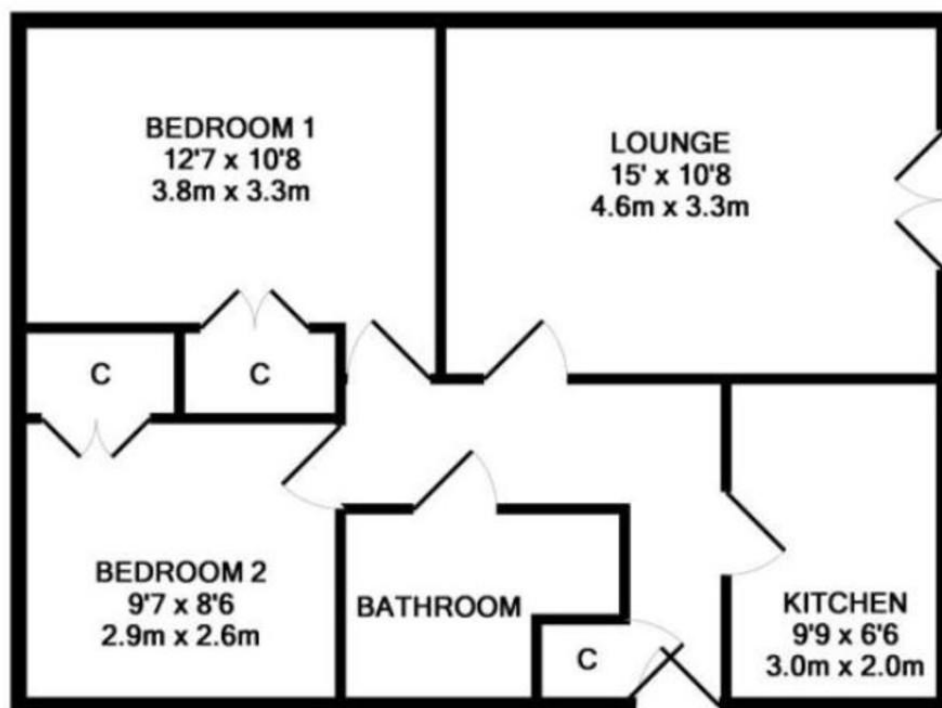
Service Charge (PA) £1,500

Ground Rent (PA) £337

Leasehold (101 Years)



FLOORPLAN



TOTAL APPROX. FLOOR AREA 562 SQ.FT. (52.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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