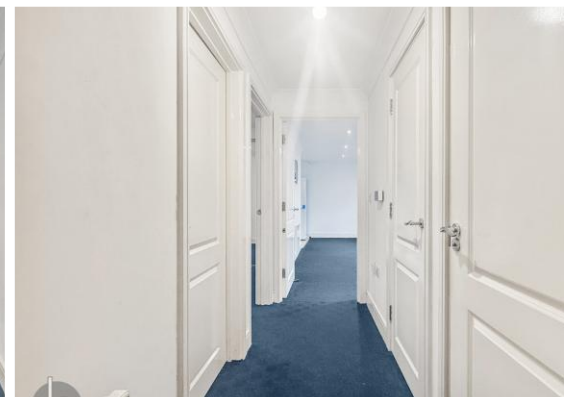




2 bedroom Apartment located in Colchester

£160,000 - £170,000

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JOHN ALEXANDER
ESTATE AGENTS

Tufnell Way Colchester CO4

OVERVIEW

GUIDE PRICE £160,000 - £170,000

Presenting a fantastic opportunity to own a beautiful two-bedroom ground-floor apartment located on Tufnell Way. This well-maintained property offers an array of desirable features, making it an ideal choice for any buyer.

Inside, you'll find two generous bedrooms, providing plenty of space for comfort and privacy. The master bedroom includes the added benefit of an en-suite bathroom and direct access to a private balcony-an ideal spot for enjoying a morning coffee or unwinding at the end of the day.

The open-plan living area is a standout feature, seamlessly connecting the lounge, dining, and kitchen spaces. Bright and airy, the room benefits from natural light streaming through dual-aspect windows, creating a welcoming atmosphere perfect for both entertaining and relaxing.

In addition to the en-suite, there's a well-appointed family bathroom to meet the needs of all residents.

For added convenience, the property includes allocated parking at the rear, ensuring hassle-free parking for both residents and guests. Commuters will appreciate the close proximity to North Station, offering quick access to transport links. Plus, a variety of shops and restaurants are nearby, providing everything you need for daily life and leisure.

Entrance Hall

12' 2" x 3' 6" (3.73m x 1.07m)

Lounge/Diner/Kitchen

21' 5" x 20' 11" (6.55m x 6.38m)

Bedroom One

10' 9" x 10' 4" (3.28m x 3.17m)

Bedroom Two

10' 4" x 8' 9" (3.17m x 2.67m)

ENSUITE

FAMILY BATHROOM

Service Charge (PA) £1,250

Ground Rent (PA) £200

Leasehold (106 Years)



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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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CONTACT

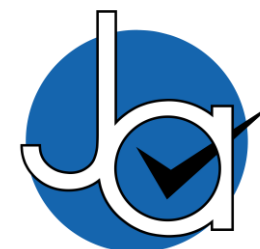
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