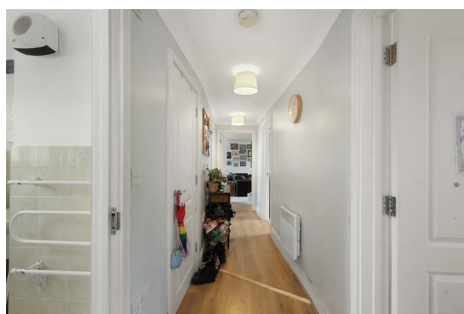




## Aerofoil Grove, Colchester

50% shared ownership

Situated within the popular Braiswick Park development, this well-presented first-floor apartment offers spacious accommodation extending to approximately 700 sq. ft. Featuring two double bedrooms, an en-suite to the principal bedroom, a bright dual-aspect living space with Juliet balcony, allocated parking and a communal bike store, the property is ideally positioned close to Colchester North Station and local amenities.

£95,000

# Aerofoil Grove

Colchester, CO4



- Spacious first-floor apartment in the sought-after Braiswick Park development.
- Separate fitted kitchen with built-in oven, hob and extractor.
- Approximately 65 sq. m (699.5 sq. ft) of accommodation.
- Two double bedrooms, including a principal bedroom with fitted wardrobe and en-suite shower room.
- Family bathroom and additional en-suite shower room.
- Walking distance to Colchester North Station, excellent for London commuters.
- Bright dual-aspect lounge/dining room with French doors opening to a Juliet balcony.
- Allocated parking space, communal bike store and well-maintained communal grounds.
- Shared ownership - 50%

## The Property

The apartment opens into a central hallway providing access to all principal rooms.

The generous sitting and dining room forms the heart of the home, offering excellent natural light from dual-aspect glazing and French doors with a Juliet balcony, creating an inviting space for relaxing or entertaining.

The separate fitted kitchen is well arranged with ample storage, worktop space and room for freestanding appliances.

There are two comfortable double bedrooms. The principal bedroom benefits from its own en-suite shower room, while the second bedroom offers excellent flexibility as a guest room, nursery or home office.

A contemporary family bathroom completes the accommodation with a panelled bath, WC and wash basin.

## The Outside

The property forms part of a modern, well-maintained apartment development with attractive communal landscaping.

Residents benefit from:

Allocated off-road parking.

Secure communal entrance.

Communal gardens and landscaped surroundings.

Attractive tree-lined setting within a popular residential development.

## The Area

Braiswick Park is a highly regarded residential development on the north side of Colchester, ideally located for commuters and professionals.

Colchester North Station is within easy walking distance, providing direct rail services to London Liverpool Street in around an hour. The A12 is also readily accessible, while Colchester city centre offers an excellent range of shopping, restaurants, leisure facilities and historic attractions. Everyday amenities, supermarkets and schooling are all close by.

## Further Information

Services: Mains water, drainage, gas and electricity connected.

Local Authority: Colchester City Council

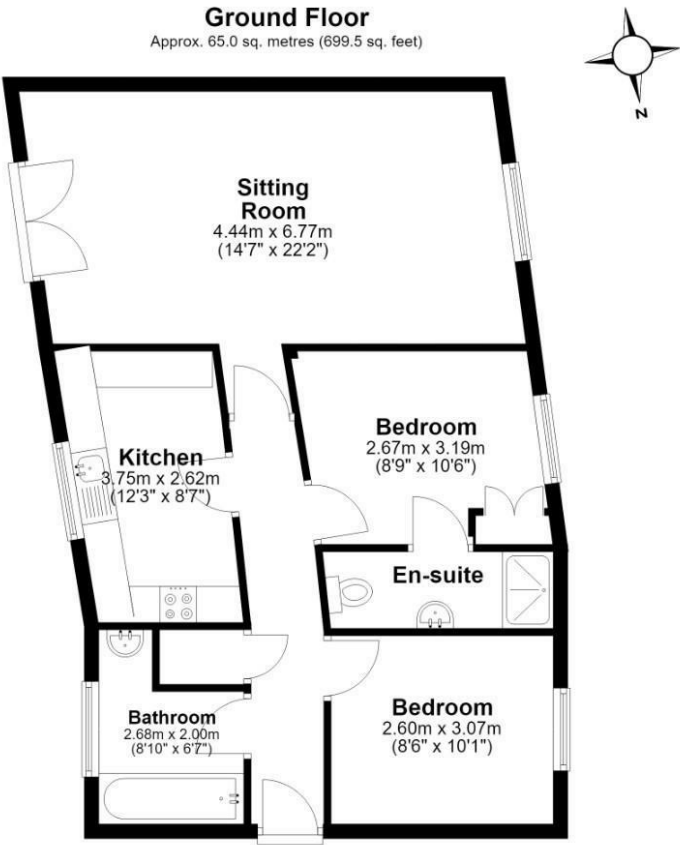
Council Tax Band: B

Tenure: Leasehold (106 years remaining)

Service Charge/Rent: £415 pcm



Floor Plan



Total area: approx. 65.0 sq. metres (699.5 sq. feet)

All measurements are provided as a general guide for prospective buyers and should not be considered precise. This floor plan is for illustrative purposes only, and no responsibility is accepted for any error, omission, or misstatement. The services, systems and appliances shown have not been tested, and no guarantee is given regarding their operability or efficiency. Measurements may have been taken from the widest points and could include wardrobe or cupboard space. No guarantee is given for any measurements, including total areas. Buyers are strongly advised to take their own measurements.  
Plan produced using PlanUp.

Aerofoil Grove, Colchester

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

