



1 bedroom Apartment located in Colchester.

Guide Price
£150,000 - £175,000

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JOHN ALEXANDER
ESTATE AGENTS

Nelson Road Colchester CO3 9AP

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £150,000 TO £175,000

Located in the Lexden area of Colchester, this well-presented ground floor one-bedroom apartment offers spacious and practical accommodation throughout. Ideal for first-time buyers, investors or those looking to downsize, the property benefits from a generous lounge, modern fitted kitchen, useful utility area, double bedroom, communal parking and excellent access to Colchester City Centre and local amenities.

STEP INSIDE

The property is accessed via a communal entrance leading to a private front door. Upon entering, an entrance hall provides access to all rooms and incorporates a useful utility/storage area, offering space for laundry appliances and additional household storage.

The spacious lounge measures approximately 14'10" x 11'8" (4.52m x 3.56m) and provides an excellent living and entertaining space with plenty of room for both lounge and dining furniture.

The modern kitchen measures approximately 9'0" x 7'8" (2.74m x 2.34m) and is fitted with a range of contemporary wall and base units, work surfaces, sink and drainer, cooking facilities and space for appliances.

The double bedroom measures approximately 13'0" x 10'11" (3.96m x 3.33m) and offers ample space for wardrobes and additional furnishings.

Completing the accommodation is the bathroom, fitted with a panel-enclosed bath, low-level WC and wash hand basin.

STEP OUTSIDE

Residents benefit from communal grounds and communal parking.

THE LOCATION

Nelson Road is conveniently positioned to the west of Colchester, offering excellent access to everyday amenities, leisure facilities and transport links. A range of shops, supermarkets, cafés and local services can be found nearby, while Colchester City Centre is within easy reach, providing an extensive selection of retail, dining and entertainment options. Colchester North Station is also readily accessible, making the location well suited for commuters, whilst nearby parks and green spaces offer opportunities for recreation and outdoor enjoyment.

AGENTS NOTES

These particulars are issued for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and measurements are approximate. Fixtures, fittings, and contents are subject to separate negotiation unless explicitly included.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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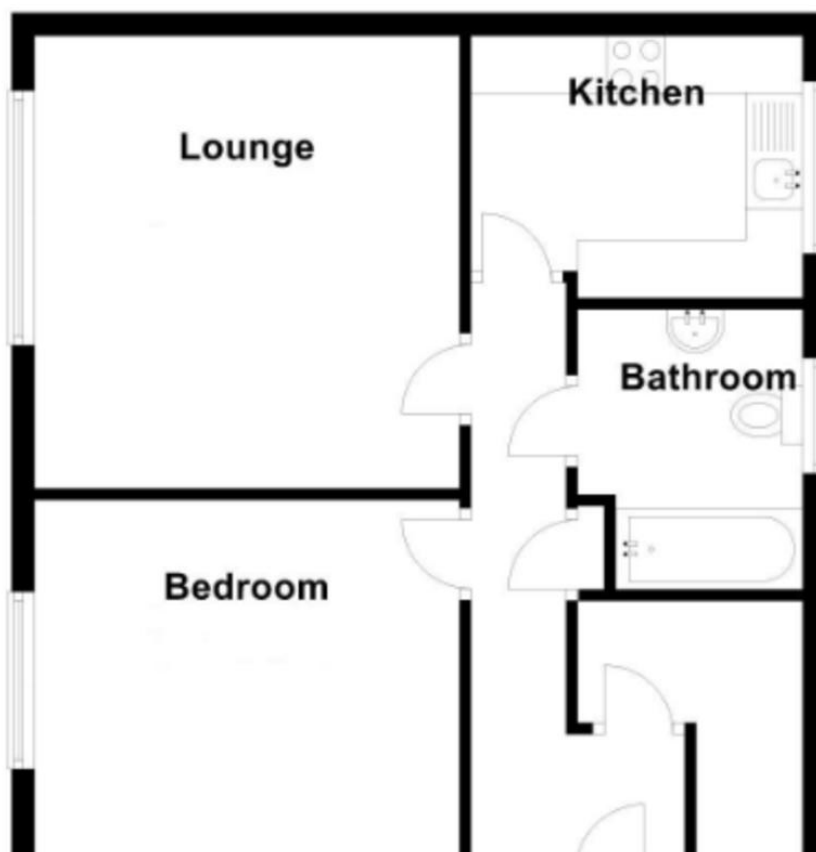
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FLOORPLAN

Ground Floor



DIRECTIONS

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