



- Luxury apartment
- 1st floor
- Kitchen with integrated appliances including fridge/freezer, washing machine and dishwasher

Lancaster Approach, Colchester CO4 9AF

Belhus Properties are delighted to present to you this stunning two bedroom first floor apartment, perfectly situated for easy access to A12, Colchester General Hospital & North Station. Modern spacious living, with fully integrated kitchen, bedrooms with fitted wardrobe to master & two allocated parking spaces.



Property Description

ENTRANCE HALL WITH DOOR TO:

LIVING ROOM/DINING AREA

17' 11" x 15' 6" (5.46m x 4.72m)

Light and spacious living and dining area. Carpeted throughout. TV and aerial point. Bay window with fitted blinds.

KITCHEN AREA

8' 6" x 7' 0" (2.59m x 2.13m)

With integrated fridge/freezer, integrated washing machine and dishwasher. Oven with Gas hob and extractor over. White gloss cabinets with wood effect work surfaces. Windows to the front and side aspects with fitted blinds.

MASTER BEDROOM

12' 5" x 10' 8" (3.78m x 3.25m)

Bay window with fitted blinds to the side aspect, mirror fronted fitted wardrobes, radiator. Door leading to:

ENSUITE

Comprising of low-level W/C, hand wash basin and walk in shower with chrome fittings. Window, Part tiled throughout.

BEDROOM 2

11' 7" x 7' 8" (3.53m x 2.34m)

Windows to the side and rear aspects with fitted blinds, radiator, carpeted throughout..

BATHROOM

6' 10" x 6' 4" (2.08m x 1.93m)

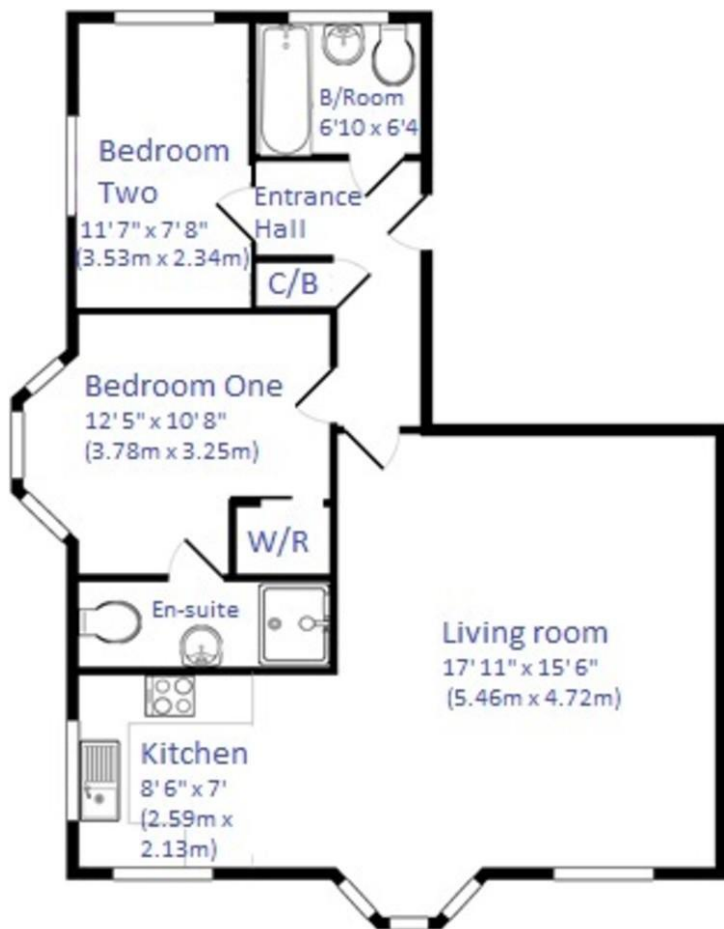
Bathroom suite with low level W/C, hand wash basin, bath with shower over and part tiled throughout, window to side aspect

PARKING

This property comes with carport parking with 1 additional allocated spaces. Communal gardens, covered bike storage.



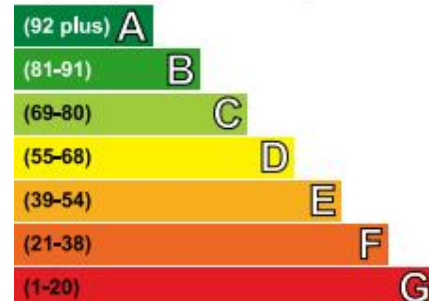




PLEASE NOT THAT WHILST EVERY CARE HAS BEEN TAKEN, MEASUREMENTS MAY NOT BE ACCURATE, THE PLAN IS NOT TO SCALE AND IS FOR ILLUSTRATION PURPOSES ONLY.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
82	82

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements