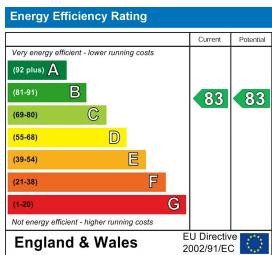


- Modern 2 Bed Apartment
- Contemporary High End Finish
- Fantastic West Side location
- Juliette Balcony
- Integrated appliances to Open Plan kitchen
- Triple aspect living area
- Walking distance of City Centre
- Acoustic Double Glazed Glass
- No Students, Pets, Smokers, Children
- Available March



**GREENWOOD**  
PROPERTY CONSULTANTS

**Crouch Street**

Colchester, Essex, CO3 3HH

£1,250 PCM

£1,442: Deposit

3rd March 2025: Available Date

87 Crouch Street  
Colchester  
Essex  
CO3 3EZ

<http://www.greenwoodpc.co.uk>  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements



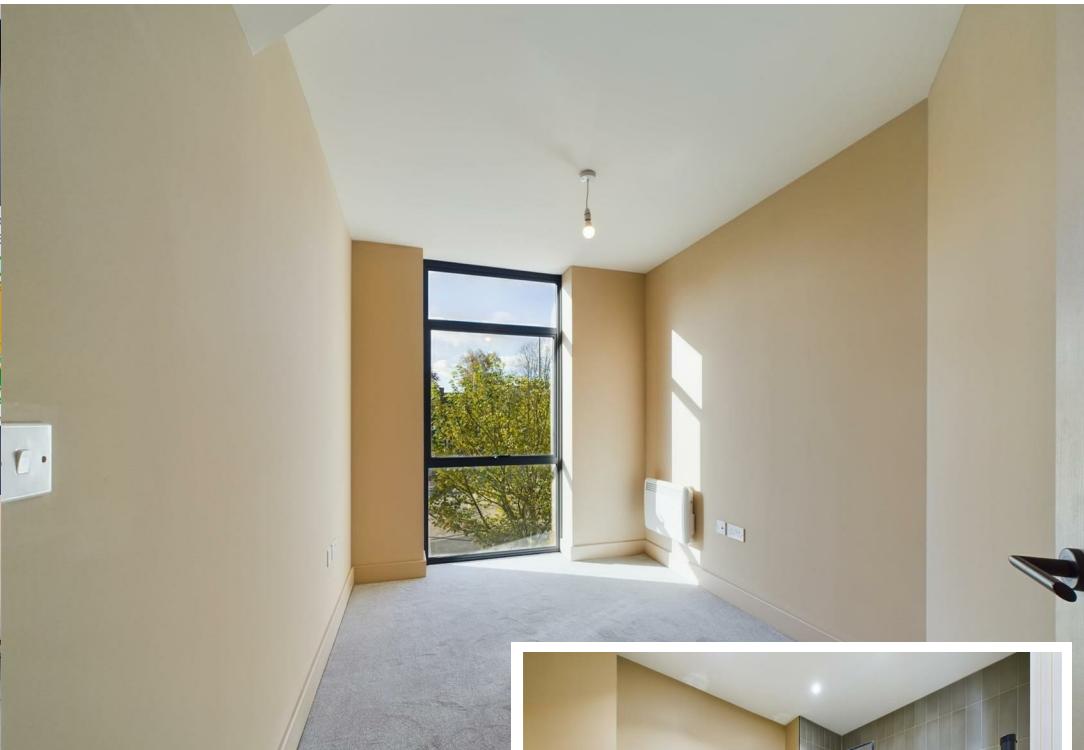


## Property Description

Fantastic designer two bedroom second floor apartment in highly desirable location, within walking distance of the City Centre.

Built by the award winning Harding Homes, this property is fashioned in an industrial, contemporary style and is finished to a high standard throughout. Acoustic glass keeps noise levels to a minimum and there is video entry phone system for added security. In addition, there is lift access to levels two and three.

The apartment has an entrance hall with large storage cupboard which also houses a washer/ dryer. The large designer bathroom has a tub and over-head shower. A large reception room with Juliette balcony and triple aspect offers fantastic views over Crouch Street and Lexden Road. The open plan fitted kitchen, again in a contemporary style incorporates an electric oven, ceramic hob and integrated fridge/ freezer. There are two double bedrooms, with floor to ceiling windows, again offering fantastic views.



The apartment has electric heating and acoustic, double glazed windows. Outside there is a cycle and bin store.

The property is situated on Crouch Street, a fantastic and desirable location with its range of specialist shops including Gunton's Delicatessen, Tesco Express and a variety of popular bars and restaurants. Colchester City Centre provides an excellent range of shopping and recreational facilities, wine bars, restaurants, the Mercury Theatre and Firstsite Art Gallery as well as Castle Park.

In addition the location is within easy walking distance to some of the most desirable schools in the county, including St. Mary's School for girls and the Royal Grammar School. The train station is conveniently close with easy access and mainline links to London Liverpool Street in approximately 50 minutes, as well as the A12 being within easy driving distance.

