



Connells

Sail House Ship Wharf
Colchester



Property Description

GUIDE PRICE: £180,000 - £190,000

Located within the popular Ship Wharf development, this spacious executive apartment is one of the largest designs available and offers an impressive balance of space, style and practicality. Available to purchase fully furnished, it presents an excellent opportunity for first-time buyers, young professionals or investors.

A welcoming entrance hall leads to a bright open plan living and dining area, complemented by a modern fitted kitchen, creating an ideal space for both relaxing and entertaining. The living area opens onto a private balcony, providing the perfect spot to enjoy your surroundings.

The property features two generous double bedrooms and a contemporary bathroom. The standout principal suite benefits from a walk-in dressing room and en-suite shower room, a rare and highly desirable feature that sets this home apart from others in the area.

Further benefits include allocated underground parking, with additional parking available within the development.

Conveniently positioned close to Colchester city centre, the property offers easy access to shops, restaurants, leisure facilities and riverside walks, while Colchester Town and Colchester North stations provide direct links to London Liverpool Street, making it ideal for commuters. Combining generous accommodation with a sought-after location, this impressive apartment is perfectly suited to modern waterside living with excellent connectivity.

Entrance Hall

Kitchen / Diner / Living Room

12' 4" x 21' 5" (3.76m x 6.53m)

Balcony

Bedroom Two

11' 1" x 11' 3" (3.38m x 3.43m)

Bathroom

Bedroom One

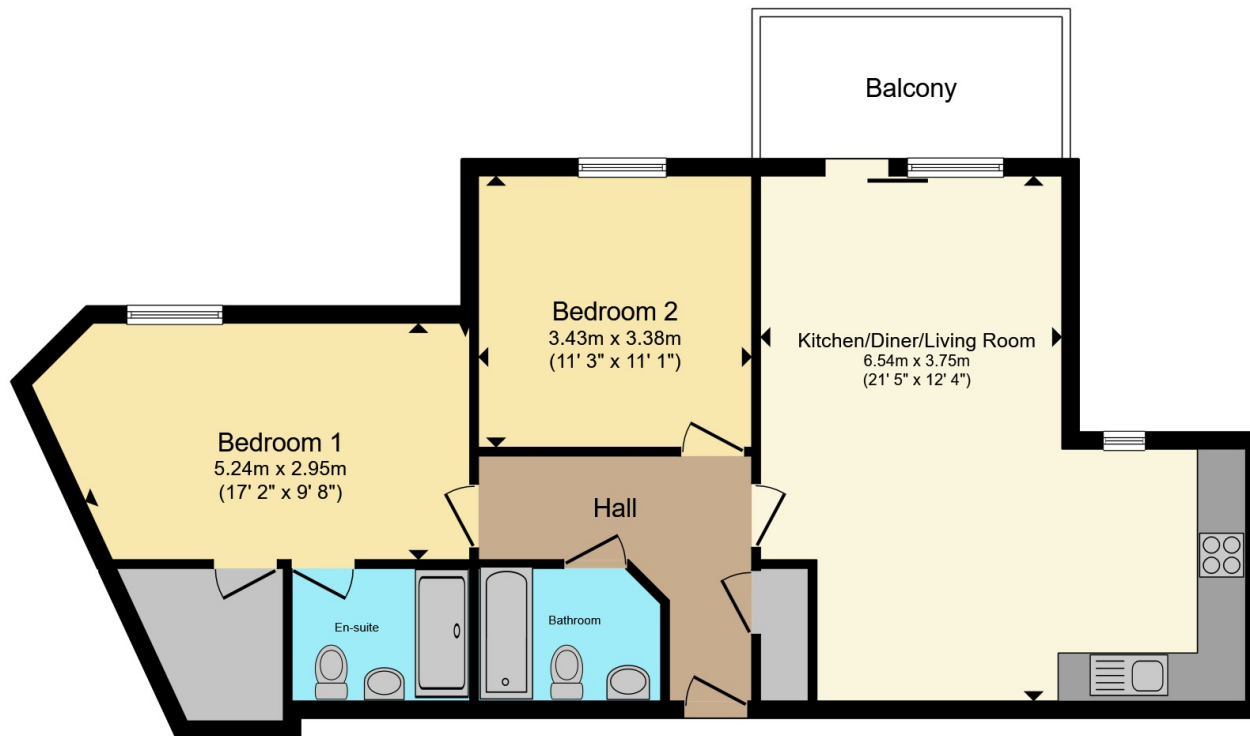
9' 8" x 17' 2" (2.95m x 5.23m)

Walk In Wardrobe

En-Suite

Underground Parking





Total floor area 77.2 m² (830 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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3a High Street
COLCHESTER CO1 1DA

EPC Rating: C

Council Tax
Band: B

Service Charge:
2200.00

Ground Rent:
350.00

Tenure: Leasehold

view this property online connells.co.uk/Property/CCH309042

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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