



Propelair Way, Colchester

An exceptional two-bedroom duplex apartment offering over 1,000 sq ft of versatile living space in the sought-after Northern Gateway area of Colchester. Featuring a stunning mezzanine games room, contemporary kitchen, spacious open-plan living accommodation and two bathrooms, this unique home combines character with modern convenience and enjoys excellent access to transport links and local amenities.

Offers in excess of £220,000

Propelair Way

Colchester, CO4



- Spacious top-floor duplex apartment extending to approximately 1,042 sq ft
- Stylish modern fitted kitchen with integrated appliances and contemporary finishes
- Allocated parking space and visitor parking
- Two well-proportioned double bedrooms, including a principal bedroom with en-suite shower room
- Impressive mezzanine games room/home office overlooking the living space with skylights and feature porthole window
- Convenient location close to Colchester North Station, General Hospital and the A12
- Bright open-plan living and dining room with striking double-height ceiling and staircase to mezzanine
- Modern family bathroom and separate en-suite, both presented in good decorative order

The Property

Occupying the upper floors of this modern apartment building, the property offers spacious and flexible accommodation finished to a high standard throughout.

The welcoming entrance hall leads to two generous double bedrooms, with the principal benefitting from an en-suite shower room, alongside a modern family bathroom.

The contemporary kitchen features sleek cabinetry, quality worktops and integrated appliances, while the impressive open-plan living and dining room provides an excellent space for entertaining.

A staircase rises to the standout mezzanine level, currently arranged as a games room, enjoying natural light from twin roof windows and overlooking the main living area below, making it equally suitable as a home office, studio or additional reception space.

The Outside

The property benefits from an allocated parking space and well-maintained communal areas. Positioned on the upper floor, it enjoys elevated views across the surrounding area and countryside beyond. Residents also benefit from secure entry to the building. To the front of the development are beautifully landscaped communal gardens with mature trees, lawns, seating areas and attractive pathways, creating an impressive setting and a pleasant outlook for residents to enjoy.

The Area

Propelair Way forms part of Colchester's popular Northern Gateway development, ideally positioned for commuters and professionals. Colchester North railway station is within easy reach, providing direct services to London Liverpool Street, while the A12 offers convenient road links. Nearby amenities include Colchester General Hospital, supermarkets, gyms, restaurants, leisure facilities and excellent shopping options. The city centre, historic castle and nearby countryside are all easily accessible.

Further Information

Tenure - Leasehold

Years Remaining on the Lease: 131 years

Ground Rent: £157.73 per 6 months

Service Charge: £1199.74

Council Tax - Colchester Band B

Mains: Electric, Water, and Sewerage

Construction - Brick

Sellers Position - Offered to the market chain free

Mobile Coverage (information taken from Ofcom)

EE Good outdoor, variable in-home



