



2 bedroom Apartment located in Marks Tey.

Guide Price
£190,000 - £200,000

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JOHN ALEXANDER
ESTATE AGENTS

Station Road Marks Tey Colchester CO6 1EE

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £190,000 TO £200,000

Set within the historic and characterful Old Rectory, this well-presented two-bedroom ground floor apartment offers a rare opportunity to enjoy elegant period living combined with modern comfort. An ideal purchase for first time buyers and investors alike, the property has been thoughtfully converted offering spacious accommodation, enhanced by charming communal gardens, a car port, and additional rear parking.

STEP INSIDE

Upon entering the apartment, you are welcomed into a central hallway that provides access to all main rooms. The 16'9" x 12'11" (5.1m x 3.9m) lounge is a generous and light-filled living space.

The kitchen, measuring 9'8" x 9'2" (3.0m x 2.8m), is fitted with stylish shaker style matching base and eye-level units, complemented by a stainless-steel sink bowl with drainer. The space is well designed for modern living, offering room for a fridge/freezer, washing machine, and dishwasher, along with an integrated oven, electric hob, and extractor hood.

The apartment benefits from two well-proportioned bedrooms:

- Bedroom One: 15'5" x 13'1" (4.7m x 4.0m) – a bright and spacious double room featuring built in wardrobe storage.
- Bedroom Two: 11'2" x 10'3" (3.4m x 3.1m) – another generous room ideal for guests, a home office, or additional living space.

The modern bathroom, measuring 7'8" x 7'2"

(2.3m x 2.2m), has been stylishly finished with a low level WC, wash hand basin with cupboard beneath, and a panelled bath with shower over. The room is partially tiled, balancing practicality with contemporary flair.

STEP OUTSIDE

The property benefits from a car port, additional rear parking, and beautifully maintained communal gardens.

THE LOCATION

Occupying a prime position just a minute's walk from Marks Tey Mainline Railway Station, which offers direct services to London Liverpool Street, this property is perfectly placed for commuters. Marks Tey itself sits just off the A12 and is approximately six miles from Colchester city centre, providing easy access to a wide range of shops, schools, and amenities.

The village offers an excellent selection of local facilities, including a convenience store, fish and chip shop, butcher's, bakery, pharmacy, and a welcoming village hall. Residents also benefit from an established football club, alongside a well-equipped children's play park and skate park, making Marks Tey a vibrant and family-friendly community

Leasehold (118 Years)

Service Charge (PA) £2,661.64

Ground Rent (PA) £150



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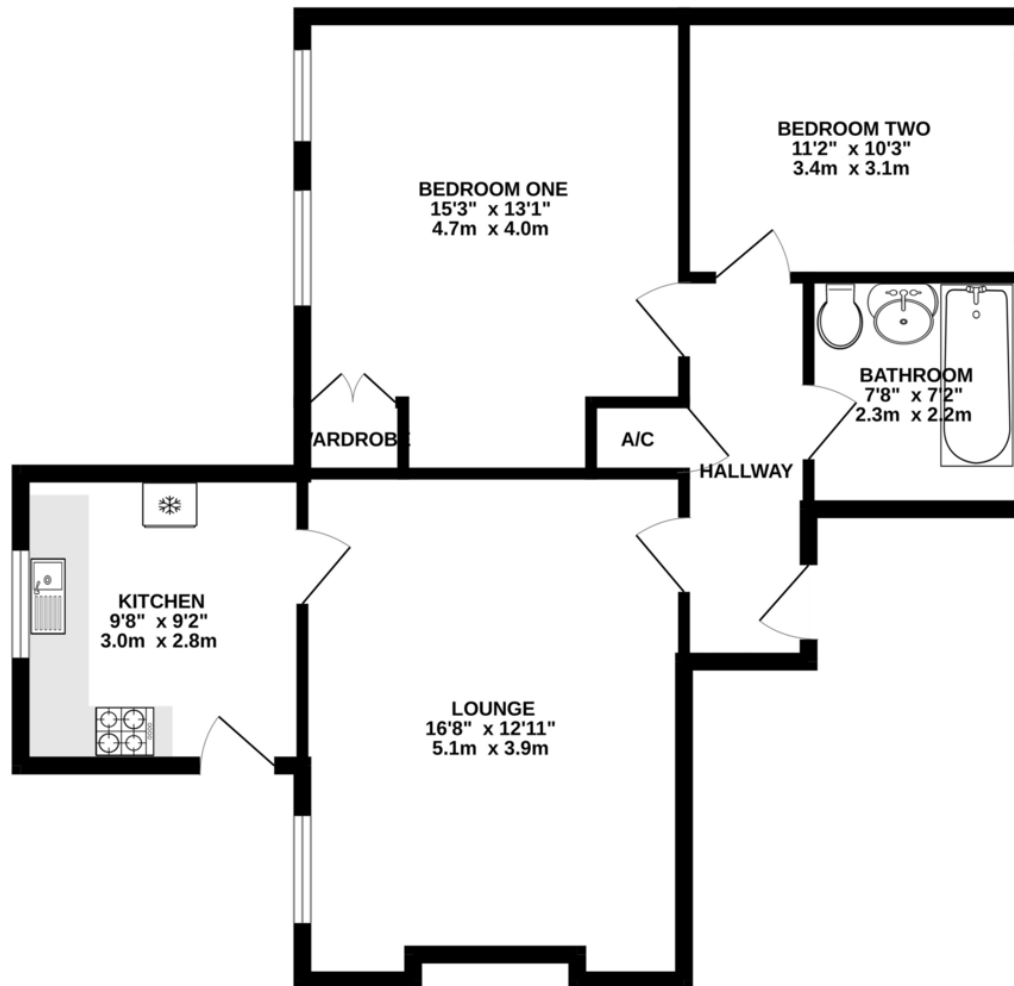
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FLOORPLAN

GROUND FLOOR
696 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 696 sq.ft. (64.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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