



Eden Drive, COLCHESTER, CO4 6AY

welcome to

Eden Drive, COLCHESTER

This modern two bedroom top floor apartment is situated on the north side of Colchester, offering excellent access to local shops, amenities, schools, general hospital and North Station with direct links to London Liverpool Street. The property also offers excellent access to the A12.



Early viewing is advised of this well presented and modern apartment conveniently situated for access to amenities and transport links.

Accommodation comprises entrance hall, open plan lounge/diner/kitchen, balcony, master bedroom with en suite shower room, second bedroom and a bathroom.

Externally there are two allocated parking spaces.

Entrance Door To:

Entrance Hall

Concrete plank flooring, built-in storage cupboard, loft access, doors to:

Lounge / Diner / Kitchen

20' 1" max x 19' 5" max (6.12m max x 5.92m max)

Concrete plank flooring, range of modern matching base and eye level units, roll top work surfaces, inset sink and drainer unit, integrated appliances, radiator, double glazed windows and door to Balcony.

Bedroom One

11' 11" + door recess x 11' max (3.63m + door recess x 3.35m max)

Upvc double glazed windows to side and rear, concrete plank flooring, radiator, door to:

En Suite

Modern suite comprising shower cubicle, low level w.c. and wash hand basin, heated towel rail, part tiled walls.

Bedroom Two

14' 6" x 6' 7" (4.42m x 2.01m)

Upvc double glazed window to rear, radiator, concrete plank flooring.

Bathroom

Modern suite comprising panel enclosed bath with shower over, low level w.c. and wash hand basin, heated towel rail, part tiled walls, tiled floor, upvc double glazed window to side.

Outside

The property benefits from two allocated parking spaces.



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welcome to

Eden Drive, COLCHESTER

- Modern Top Floor Apartment
- Open Plan Living Accommodation
- Two Bedrooms
- En Suite & Bathroom
- Two Allocated Parking Spaces
- Close To North Station

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 3400.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

£230,000



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directions to this property:

Refer to map



Map data ©2025 Google

Please note the marker reflects the
postcode not the actual property



Property Ref:
CCS121083 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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