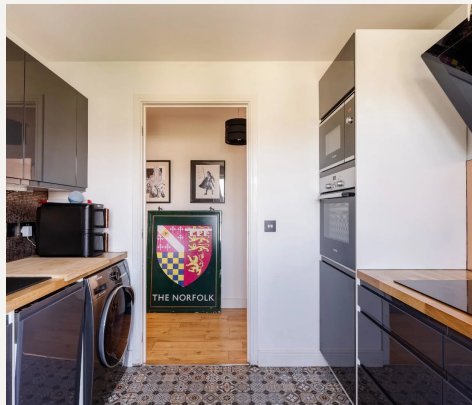




Propelair Way, Colchester

Offers Over **£220,000**

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.

Bedrooms: 2 | Bathrooms: 2 | Receptions: 2

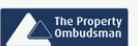
Naked Collective Ltd. Trading as Naked.

The North Colchester Business Centre
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Essex | CO4 9AD

VAT Number: GB 397 1243 76
Company Reg Number: 12450724

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 thenakedagents
nakedagents.co.uk



Tenure: Leasehold

Property Type: Apartment

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

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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

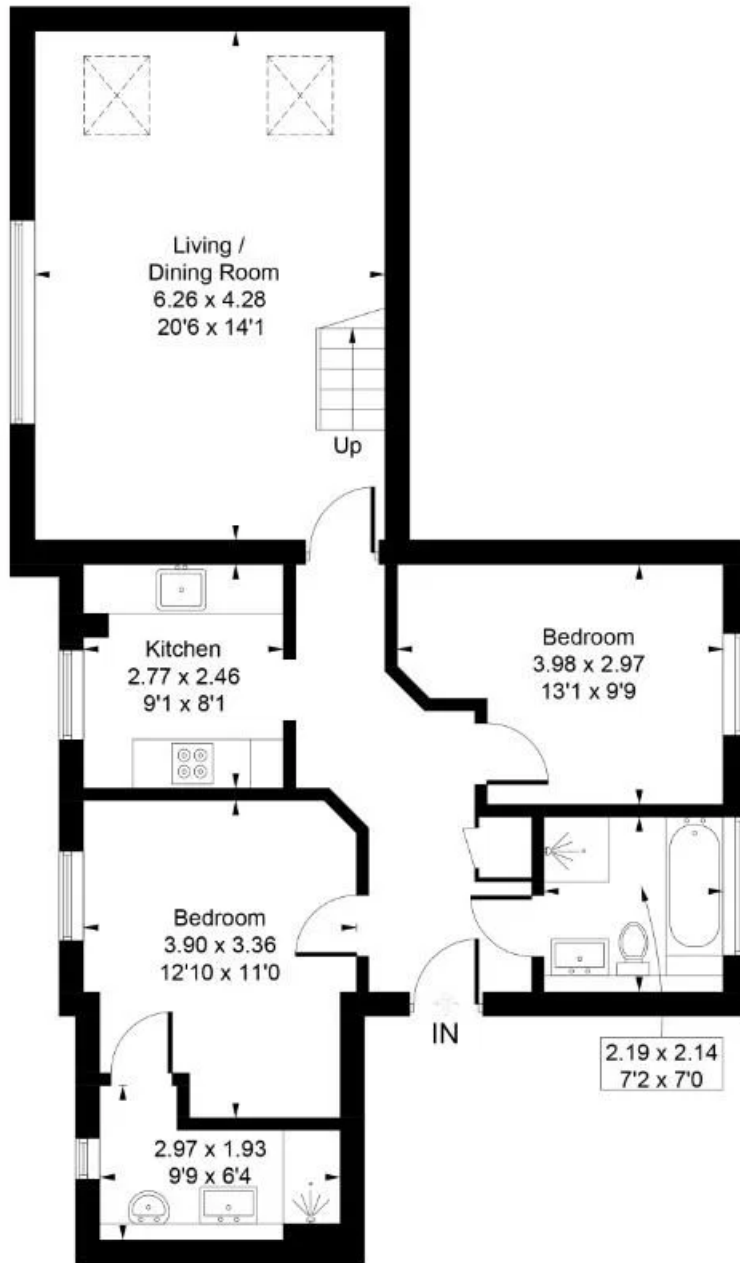
Sellers Position - Offered to the market chain free



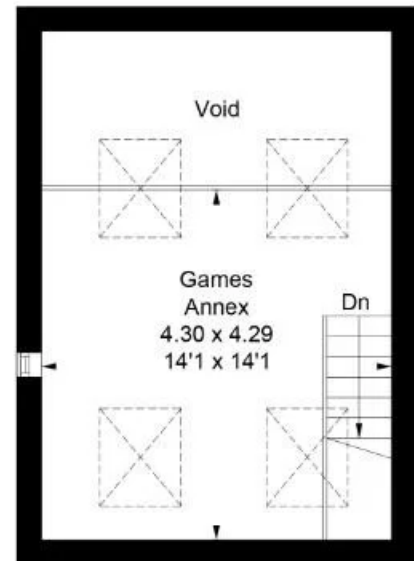


123 Propelair Way, Colchester, CO4 5YT

Approximate Gross Internal Area = 1042 sq ft / 96.8 sq m
(Excluding Void)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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