£170,000

Guide Price

Ballantyne Drive, Colchester

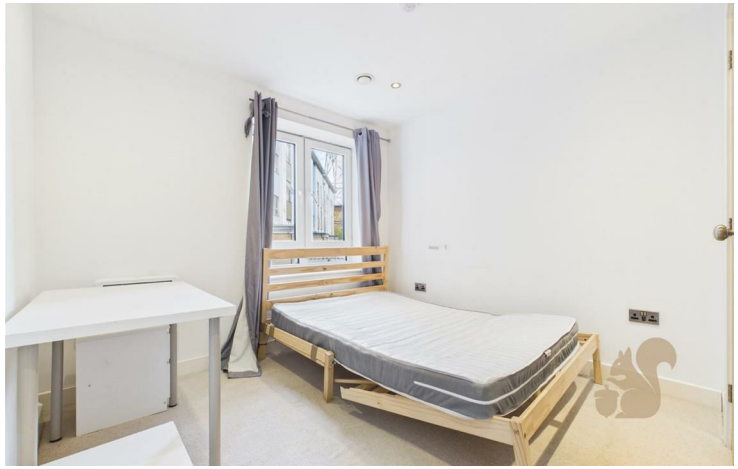
GUIDE PRICE: £170,000 - £190,000.

Offered to the market with no onward chain, this spacious two-bedroom, two-bathroom first floor apartment occupies a desirable position on Ballantyne Drive, Colchester, and benefits from an impressive 991 years remaining on the lease, providing excellent long-term security for both owner occupiers and investors alike.

The accommodation begins with a welcoming entrance hall featuring multiple built-in storage cupboards, providing practical everyday convenience. Both bedrooms are generous doubles and benefit from fitted wardrobes, whilst the principal bedroom further enjoys the advantage of a modern en-suite shower room. A separate family bathroom serves the remainder of the accommodation.

The heart of the home is the spacious open-plan kitchen, dining and living area, creating an ideal environment for modern living and entertaining. The kitchen offers ample workspace and storage, while the living area enjoys direct access onto a private balcony, providing an excellent outdoor seating space. There is also then one allocated parking space to the property.

Positioned within close proximity to the University of Essex, the property presents an ideal opportunity for first-time buyers, professionals and buy-to-let investors alike. The surrounding area offers a range of local amenities, shops and transport links, while nearby access to the A12 provides excellent connectivity to Colchester city centre, surrounding towns and London beyond.



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GLA[1]
63.34 m²
681.82 ft²

Unfinished[2]
7.22 m²
77.66 ft²

(1) Finished, above grade

(2) Not suitable for year-round living (incl. garage, balcony, deck)

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

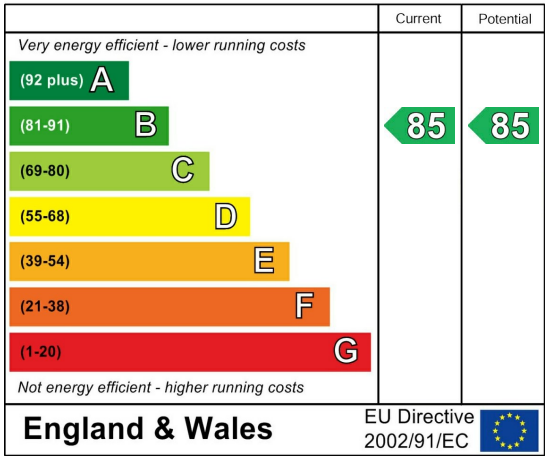
GIRAFFE360

Local Authority:
Colchester

Tenure:
Leasehold

Council Tax Band:
C

Energy Efficiency Rating



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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