



2 bedroom Flat located in Colchester.

Guide Price
£150,000 - £175,000

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Recreation Road Colchester CO1 2LB

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £150,000 TO £175,000

Situated in a convenient location close to the City Centre and the popular Recreation Ground, this two-bedroom second-floor apartment offers practical accommodation, allocated parking and visitor parking, making it an ideal purchase for commuters, first-time buyers or investors.

STEP INSIDE

Accessed via a communal entrance with stairs rising to the second floor, the apartment opens into an entrance hall, providing access to all rooms and benefiting from a useful storage cupboard.

The principal living space is a generously sized living room, measuring 15'10" x 11'1" (4.82m x 3.38m), offering ample space for both seating and dining furniture. Large windows help create a bright and airy feel throughout the room.

Located off the living area is the kitchen, measuring 9'6" x 5'11" (2.90m x 1.82m), fitted with a range of storage units and work surfaces with space for appliances.

The main bedroom measures 10'10" x 10'5" (3.30m x 3.16m) and provides excellent space for a double bed and bedroom furniture.

The second bedroom measures 10'10" x 6'8" (3.30m x 2.04m) and would make an ideal guest room, child's bedroom or home office.

Completing the accommodation is the bathroom, measuring 7'8" x 6'9" (2.33m x 2.07m), fitted with a bath, wash hand basin and WC.

STEP OUTSIDE

The property benefits from an allocated parking space, together with additional visitor parking. The nearby Recreation Ground offers open green space for walking, exercise and leisure activities.

THE LOCATION

Recreation Road is conveniently positioned to the east of Colchester City Centre, offering excellent access to a range of local amenities, shopping facilities, restaurants and leisure attractions. The property is particularly attractive for commuters, being within easy reach of Hythe station and Colchester Station, which provides direct services to London Liverpool Street.

The nearby Recreation Ground offers valuable green open space, while the City Centre's historic attractions, retail outlets and entertainment facilities are all readily accessible. Excellent road links via the A12 provide straightforward connections to Chelmsford, Ipswich and the wider Essex and Suffolk regions.

AGENT NOTE

These particulars are issued for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and measurements are approximate. Fixtures, fittings, and contents are subject to separate negotiation unless explicitly included.



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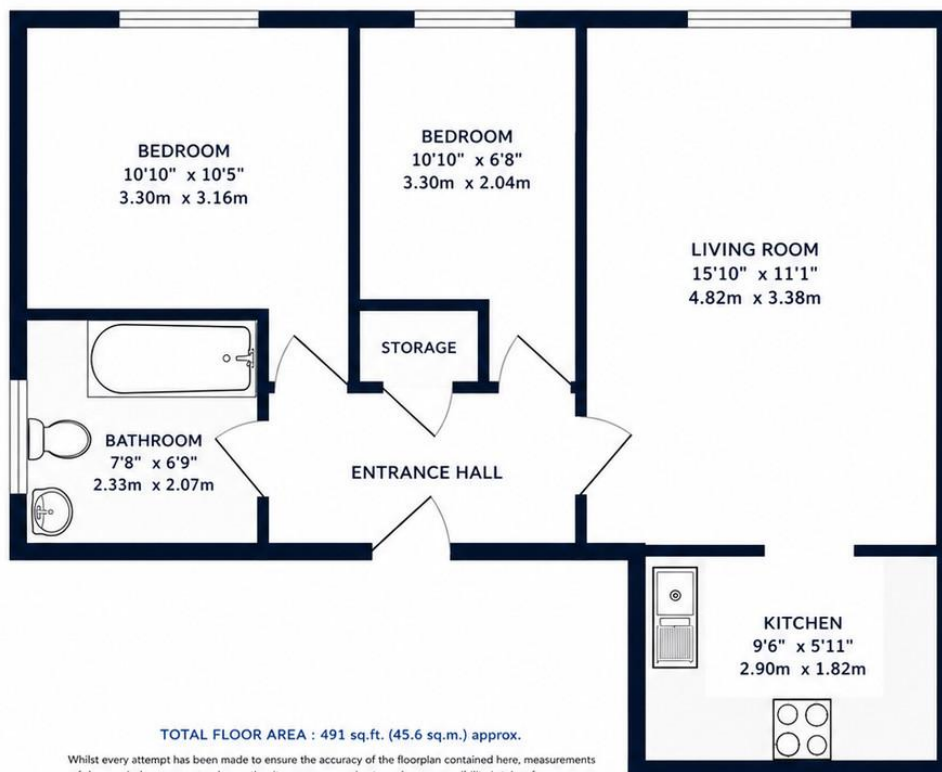


FLOORPLAN



GROUND FLOOR

491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 491 sq.ft. (45.6 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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DIRECTIONS

CONTACT

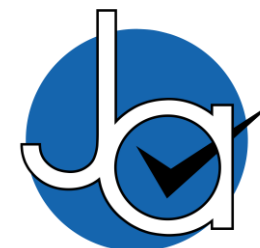
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