



2 bedroom Apartment located in Colchester.

Guide Price
£190,000 - £200,000

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JOHN ALEXANDER
ESTATE AGENTS

Newton House

Cavalry Road

Colchester

CO2 7AP

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £190,000 TO £200,000

Offered to the market with no onward chain, this beautifully presented two-bedroom, two-bathroom first floor apartment enjoys an enviable position overlooking Abbey Field Recreation Ground and is conveniently located within walking distance of Colchester City Centre and Colchester Town Railway Station.

THE PROPERTY

Accessed via a secure communal entrance with an entry phone system, Newton House is a well-maintained development benefitting from attractive communal gardens and allocated resident parking.

Upon entering the apartment, a welcoming entrance hall provides access to all accommodation and features a useful airing cupboard and additional storage. The property has been tastefully maintained and offers modern, light-filled accommodation throughout.

The impressive open-plan Lounge/Diner/Kitchen (7.47m x 3.50m / 24'6" x 11'6") forms the heart of the home. Offering a bright and spacious living environment, the modern fitted kitchen incorporates a range of units and work surfaces, seamlessly flowing into the lounge area to create an ideal space for both everyday living and entertaining. Doors open onto a private balcony where you can enjoy views across Abbey Field Recreation Ground.

The Principal Bedroom (5.50m x 3.63m / 18'1" x 11'11") is a generous double room benefiting from its own private balcony, built-in storage and a contemporary En Suite shower room fitted with a shower cubicle, wash hand basin and WC.

Bedroom Two (4.42m x 2.54m / 14'6" x 8'4") is another well-proportioned double bedroom and would be equally suited to guests, family members or those requiring a home office.

The accommodation is further complemented by a modern Bathroom (1.88m x 1.68m / 6'2" x 5'6"), comprising a panel-enclosed bath, wash hand basin and WC.

EXTERNALLY

The property benefits from an allocated parking space and access to well-maintained communal gardens. The development enjoys an attractive position overlooking Abbey Field Recreation Ground, providing pleasant views and green open space on the doorstep.

THE LOCATION

Newton House enjoys a convenient position on Cavalry Road, overlooking Abbey Field Recreation Ground and within walking distance of Colchester City Centre and Colchester Town Railway Station. A range of local amenities, including shops, schools, a doctor's surgery and leisure facilities, are close by, making this an ideal location for commuters, professionals and families alike.



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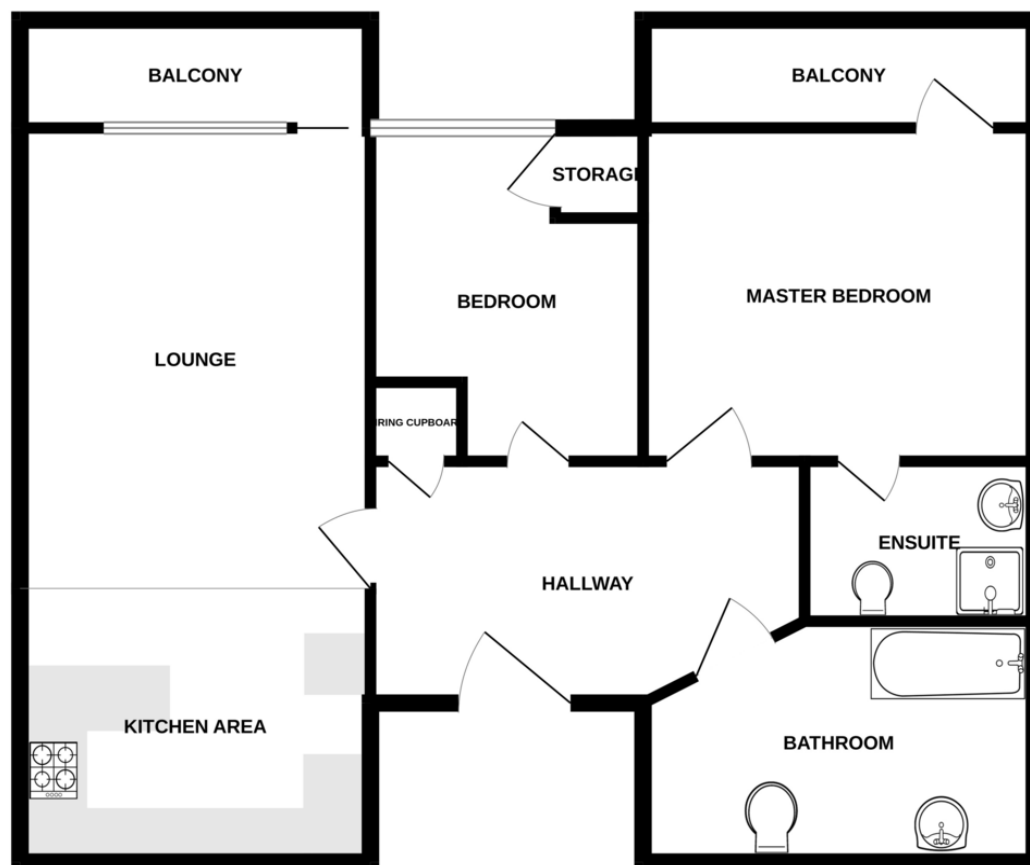
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FLOORPLAN

GROUND FLOOR



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

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