



- GUIDE PRICE £160,000 - £170,000
- An Excellent First Time Buy Or Investment Property
- Two Bedroom First Floor Apartment
- Modern Fitted Kitchen & Bathroom
- En-Suite To Master Bedroom
- Close To A12 & Amenities
- Allocated parking
- No Chain

## 2 St James Place, De Grey Road, Colchester, Essex. CO4 5TZ.

This spacious two bedroom apartment is situated to the north of Colchester with excellent access to local amenities including the A12, General Hospital, North Station, David Lloyd health club and Severalls Business Park. The property benefits from open plan living & kitchen area with attractive Juliette balcony, two double bedrooms, family bathroom, allocated parking and serviced lift. The property is offered with no onward chain and would make an ideal first time purchase or investment property.



Call to view 01206 576999





# Property Details.

## First Floor Apartment

### Communal Entrance

With stairs and lift to all floors.

### Entrance Hall

With two storage cupboards and doors to;

### Lounge/Diner



16' 4" x 11' 11" (4.98m x 3.63m) With double doors to balcony and windows to rear, electric heater, TV point, open to;

### Kitchen



8' 7" x 7' 5" (2.62m x 2.26m) With matching eye level and base units with drawers and worktops over, inset one and a half sink and drainer, tiled splashback, electric oven, integrated fridge/freezer, dishwasher, space and plumbing for washing machine.

### Bedroom One



13' 8" x 12' 2" (4.17m x 3.71m) With window to rear, electric heater, TV point, door to;

# Property Details.

## En-Suite



With close coupled WC, wash hand basin, shower cubicle, part tiled walls, extractor.

## Bedroom Two

10' 9" x 7' 10" (3.28m x 2.39m) With window to side, electric heater.

## Family Bathroom



With close coupled WC, wash hand basin, panelled bath with shower and shower screen, part tiled.

## Outside

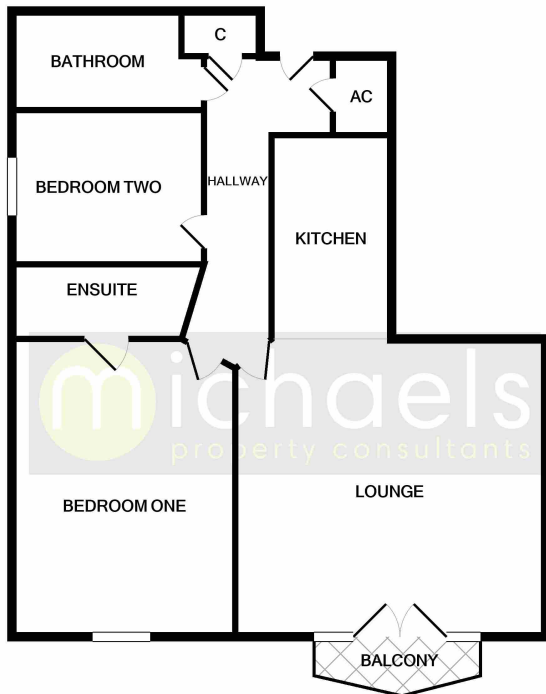
### Parking



Allocated parking space. (number 2)

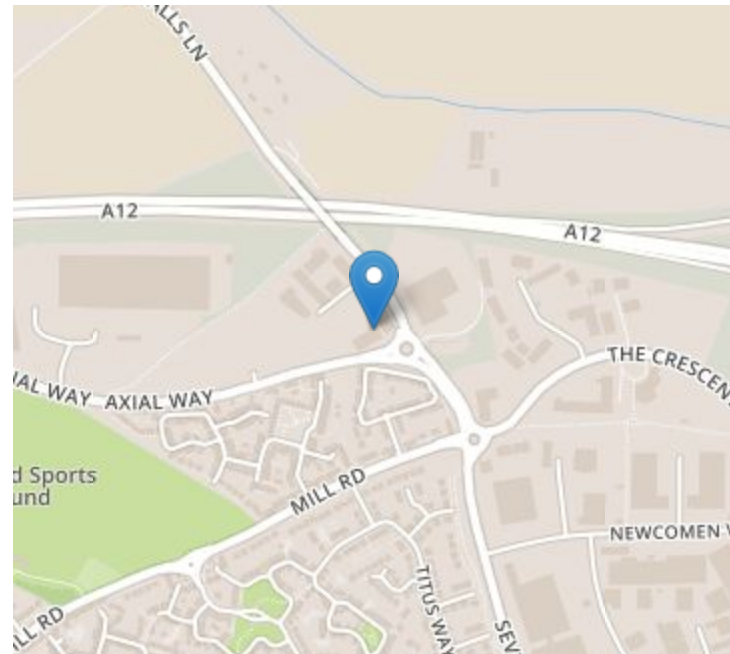
# Property Details.

## Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.