



- No Onward Chain
- Two Bedroom First Floor Apartment
- Residents Only Swimming Pool
- Two Balconies
- River Views
- Modern Open Plan Living/Dining/Kitchen
- Two Excellent Double Bedrooms
- En-Suite Shower Room To Master Bedroom
- Family Bathroom
- Allocated Parking

45 Grosvenor Place, Colchester, Essex. CO1 2ZD.

Grosvenor Place, Central Colchester – Residents' Swimming Pool **Guide Price £190,000 - £200,000** A beautifully maintained two-bedroom apartment overlooking the River Colne, offering secure and peaceful living in a prime city centre location. This desirable home includes allocated parking, access to a heated residents-only swimming pool, and is offered with no onward chain. The secure telephone entry system opens to well-kept communal areas with lift access to the first floor. Inside, a welcoming entrance hall leads to an impressive open-plan living/kitchen/dining area with tasteful units, integrated appliances, and a balcony overlooking the river. There are two excellent double bedrooms — the master featuring an en-suite shower room and a private rear balcony — plus a stylish family bathroom.



Property Details.

First Floor Apartment

Entrance Hall



Kitchen/Dining/Living Room



21' 7" x 18' 2" (6.58m x 5.54m)

Property Details.

Balcony



En-Suite



Bathroom



Balcony (Two)

Bedroom Two



Master Bedroom



Pool

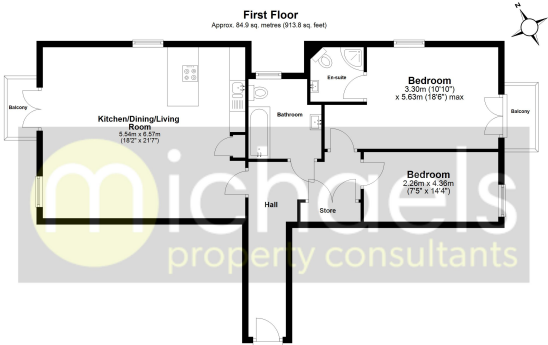


18' 6" x 10' 10" (5.64m x 3.30m)

14' 4" x 7' 5" (4.37m x 2.26m)

Property Details.

Floorplans



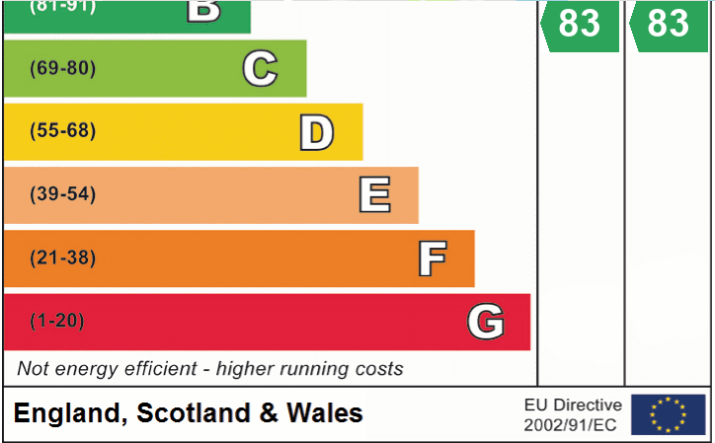
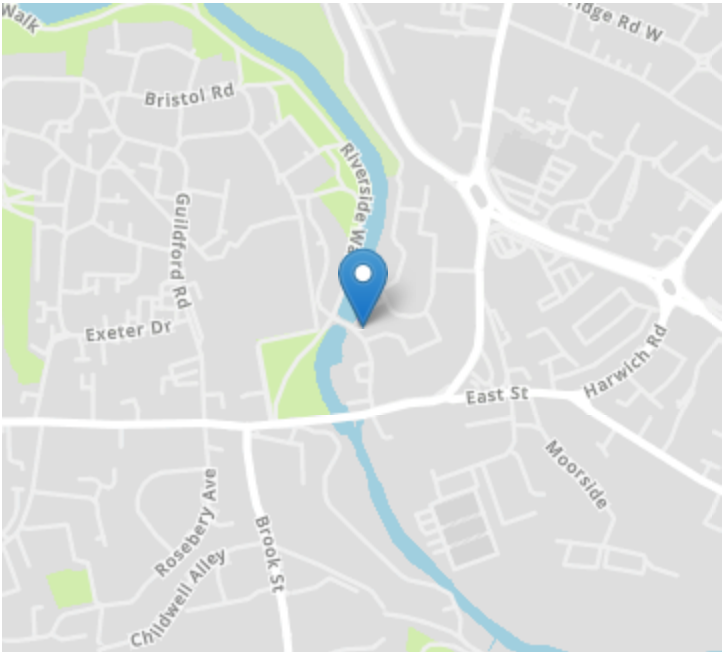
Total area: approx. 84.9 sq. metres (913.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include overhang/overboard space. No guarantee is given to any measurements including total area. Buyers are advised to take their own measurements.

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Grosvenor Place, Colchester

Location



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.