



- Ground Floor Apartment
- Two Double Bedrooms
- En-Suite To Master Bedroom
- Open Plan Lounge/Kitchen
- Allocated Parking
- Popular Braiswick Park Development

**61 Propelair Way, Colchester, Essex.
CO4 5YS.**

Ideal for the working professional, this spacious ground floor apartment is located in the ever sought after New Braiswick Park Development, within striking distance of North Station and local amenities. This property boasts two double bedrooms with an en-suite to master, open plan lounge/kitchen area with Juliet balcony, modern family bathroom, two generous storage cupboards and an allocated parking space. Perfect for a first time buyer or investor, quick internal viewings are highly advised.



Property Details.

Ground Floor Apartment

Entrance Hall

With security entry phone system, telephone point, electric heater, cupboard with plumbing for washing machine, doors to.

Living Room/Kitchen



16' 4" x 16' 3" (4.98m x 4.95m) Kitchen Area: Fitted kitchen offering eye level and base units with drawers and worktops over, tiled splashback, inset sink and drainer, space for cooker, space for fridge freezer, space for dishwasher.

Living Area: Two windows to front, window to side, French doors to side with juliet balcony, two electric heaters, TV point.

Bedroom One



16' 4" x 10' 7" (4.98m x 3.23m) With window to front, electric heater, laminate floor, door to en-suite.

En-Suite



With shower cubicle, wash hand basin, close coupled WC.

Property Details.

Bedroom Two



12' 4" x 10' 8" (3.76m x 3.25m) With window to side, electric heater.

Parking



One allocated parking space.

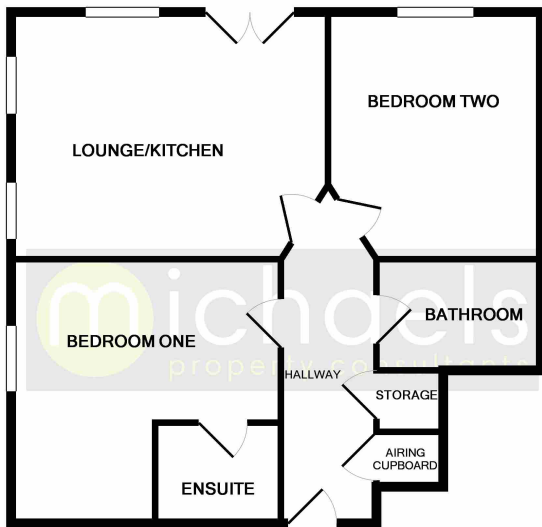
Bathroom



With panelled bath, wash hand basin, close coupled WC, Part tiled.

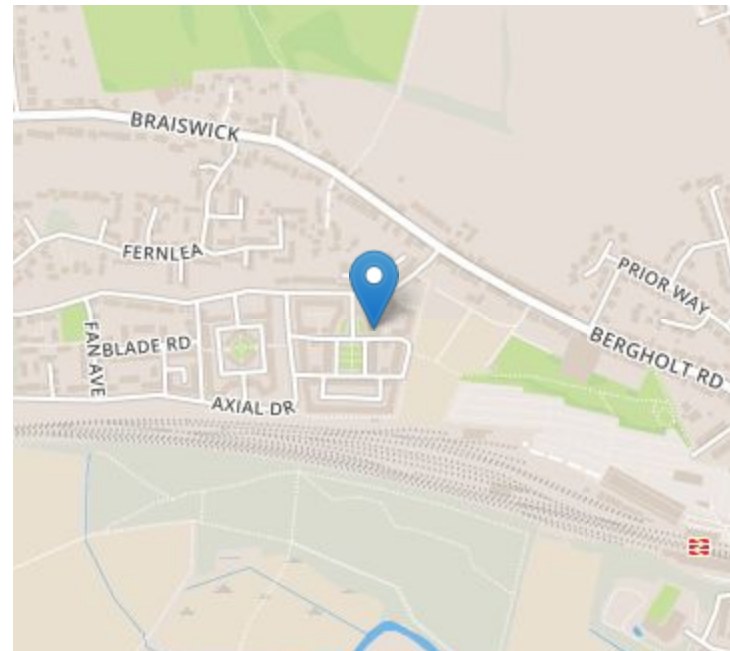
Property Details.

Floorplans

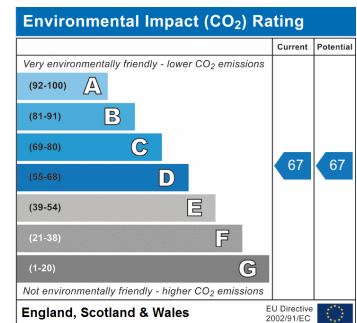
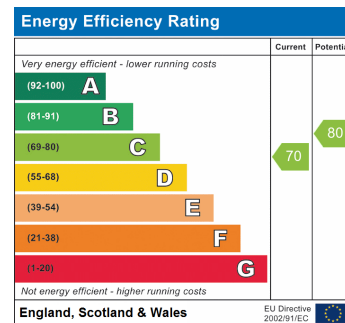


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.