



- An Excellent Three Bedroom Town House
- City Centre Location & Close To An Array Of Useful Shops, Amenities & Transport Links
- Ground Floor Cloakroom & First Floor Bathroom
- Impressive 'L-Shape' Kitchen/Living/Dining Room
- Three Well-Proportioned Bedrooms
- En-Suite To Master Bedroom
- Private & Enclosed Rear Garden
- Allocated Parking
- Residing Along A Peaceful Walkway

22 Battalion Walk, Colchester, Essex. CO2 7GS.

Battalion Walk, Colchester, CO2 Impressive Three-Bedroom Townhouse in Prime City Centre Location This well-presented three-bedroom townhouse is ideally located in the heart of Colchester, offering easy access to local amenities, shops, well-regarded schools, and excellent transport links — including Colchester City Station with direct trains to London Liverpool Street. Abbey Fields is just a short walk away, perfect for outdoor activities and dog walking.



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

Cloakroom

Kitchen/Dining/Living Room



Kitchen - 16' 5" x 6' 11" (5.00m x 2.11m)

Living/Dining Area- 20' 0" x 14' 3" (6.10m x 4.34m)

First Floor

First Floor Landing

Family Bathroom



7' 6" x 6' 11" (2.29m x 2.11m)

Bedroom Two



11' 3" x 14' 3" (3.43m x 4.34m)

Bedroom Three



10' 8" x 14' 3" (3.25m x 4.34m)

Property Details.

Second Floor

Master Bedroom



15' 10" x 10' 11" (4.83m x 3.33m)

Dressing Area

En-Suite Shower Room

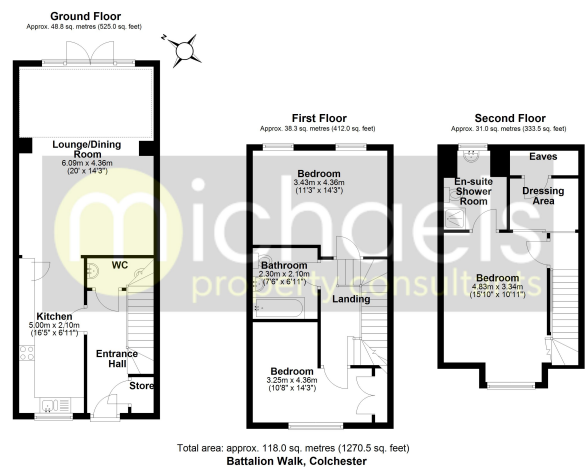


Additional Information

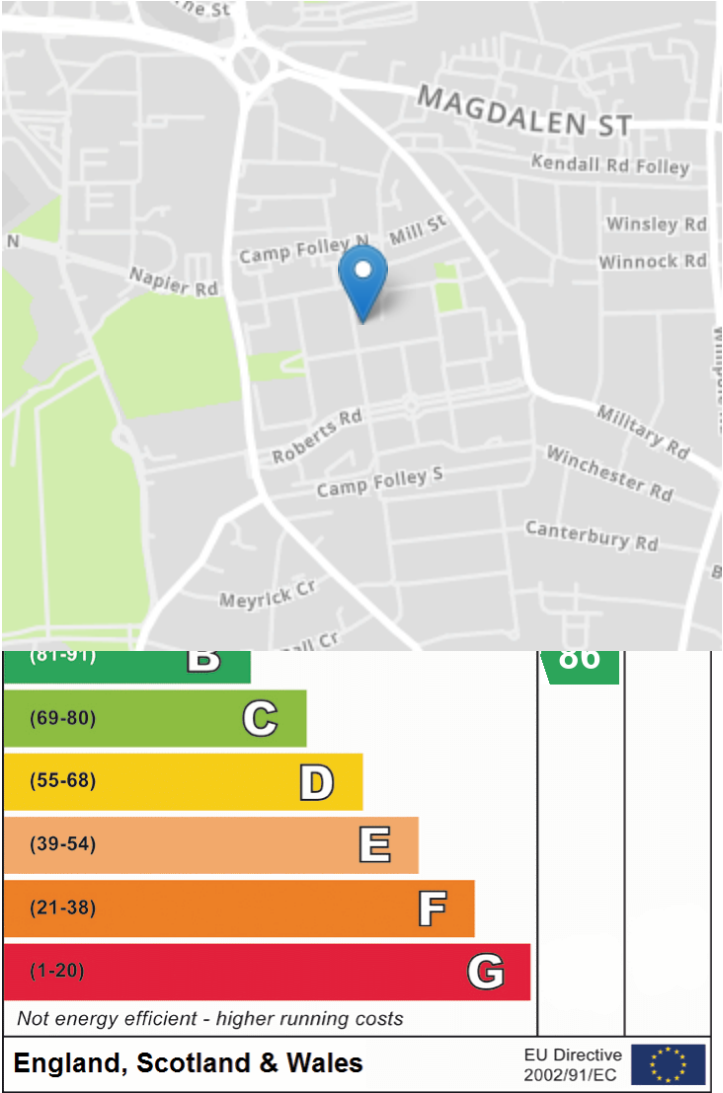
Please note that the estate is managed by Remus, and an annual management charge of approximately £195.53 is payable. All interested parties are strongly advised to confirm the accuracy of this information and any other relevant details with their legal representatives or solicitors prior to proceeding.

Property Details.

Floorplans



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.