



- Top Floor Apartment
- Two Double Bedrooms
- Generous Open Plan Kitchen/Dining
- Separate Lounge
- Family Bathroom And En-Suite Shower Room
- Allocated Parking
- Well Presented And Maintained Throughout

## 20 Libius Drive, Highwoods, Colchester, Essex. CO4 9FX.

A fine example of a stunning two double bedroom, top floor apartment located to the north of Colchester - situated within a delightful position with views over a wooded copse and over the fields of Gilbert secondary school. An excellent first time buy offering ample living accommodation with the added benefit of gas central heating. Internally, the property benefits from two double bedrooms, a generous kitchen/diner, a separate living room, a family bathroom and en-suite shower room. Outside, there is an allocated parking space.



# Property Details.

## Top Floor Apartment

### Entrance Lobby

Door to inner hallway, wood effect flooring.

### Inner Hallway

Two built in cupboards, entry phone system, loft access with built in loft ladder, radiator.

### Kitchen/Dining Room



17' 9" x 9' 1" (5.41m x 2.77m) Two windows to front overlooking the woodland. Fully fitted kitchen with built in appliances including oven, hob, extractor, dishwasher and fridge freezer, Roll edge work surface with stainless steel single sink and drainer, Radiator.

### Lounge



15' 2" x 13' 1" (4.62m x 3.99m) With window to rear overlooking woodland and window to side, radiator.

### Bedroom One



13' x 9' 7" (3.96m x 2.92m) With window to side overlooking the playing fields and window to the rear overlooking woodlands, door into en-suite, radiator.

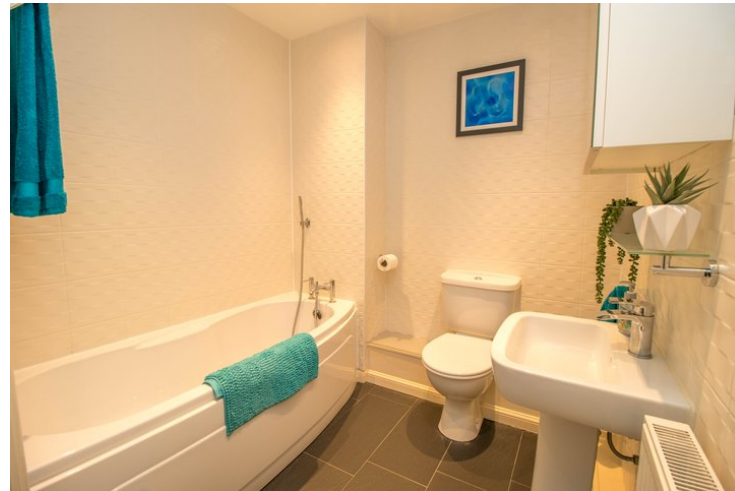
# Property Details.

## En-Suite



Shower cubicle, WC, basin, tiled walls and tiled floor, radiator.

## Bathroom



Bath, WC, basin, tiled walls and tiled floor, extractor fan, radiator.

## Bedroom Two



10' 10" x 9' 7" (3.30m x 2.92m) With window to side overlooking playing fields, radiator.

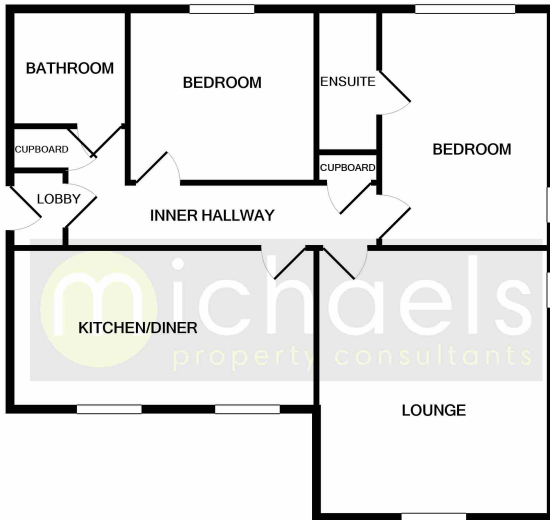
## Outside



Communal parking area with one allocated space as well as bin storage areas. The property is also located close to woodland which provides pleasant walks through to Colchester Country Park.

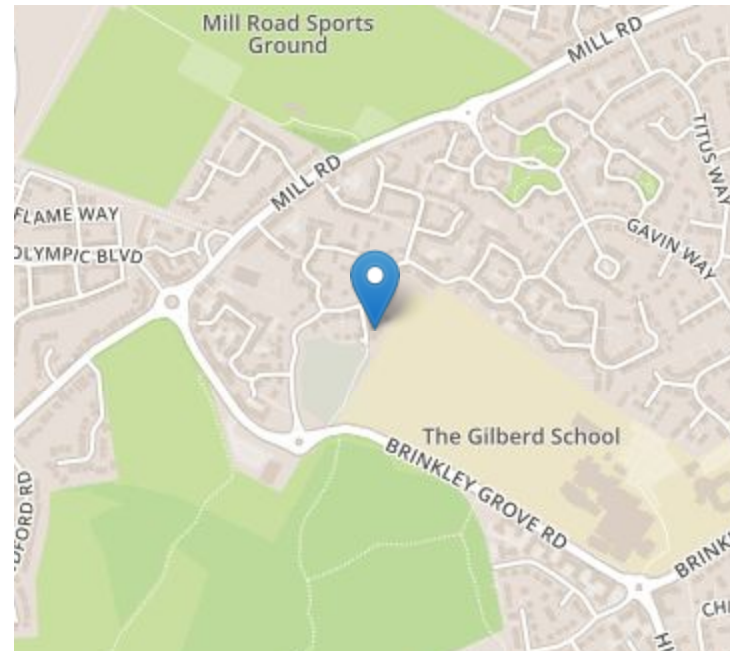
# Property Details.

## Floorplans

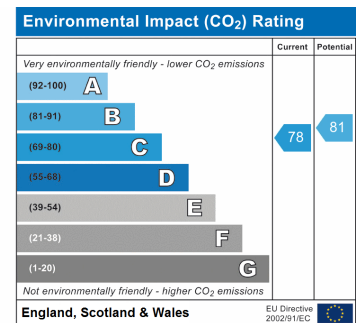
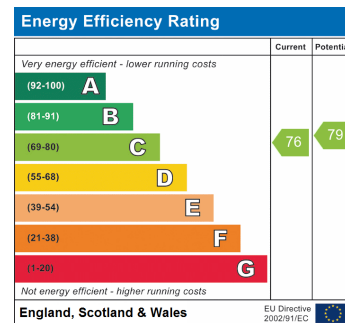


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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