



- Second Floor, Two Bedroom Apartment
- Long Lease Remaining - 993 Years
- Central Colchester Location Close To An Array Of Amenities, Shops, Transport Links
- Beautiful Castle Park Nearby
- Master Bedroom With En-Suite & Private Balcony
- Further Double Bedroom
- Family Bathroom
- Living/Kitchen/Dining Room
- Allocated Parking
- Ideal First Home Or Investment Purchase

Call to view 01206 576999



9 Barcro Square, Colchester, Essex. CO1 1FB.

Located in the central location that is Barcro Square, Colchester (CO1), just moments from the station with direct links to London Liverpool Street in under an hour, this superb two-bedroom second-floor apartment offers both convenience and style. Ideally suited as a first home or investment, it is perfect for professionals, commuters, couples, or individuals. The property benefits from a secure telephone entry system leading to well-maintained communal areas. Inside, the entrance hall provides useful storage, opening onto two generous double bedrooms, with the master boasting an en-suite shower room and access to a private balcony enclosed by elegant cast iron railings. The focal point of the home is the spacious open-plan kitchen, dining, and living area—designed with entertaining in mind—featuring modern fitted units and integrated appliances. Additional highlights include allocated parking for one vehicle.



Property Details.

Second Floor Apartment

Entrance Hall

Bathroom



Master Bedroom



11' 11" x 8' 7" (3.63m x 2.62m)

En-Suite



Balcony

Bedroom Two



11' 1" x 9' 0" (3.38m x 2.74m)

Property Details.

Open Plan Kitchen/Living/Dining Room



Living Area - 11' 11" x 11' 11" (3.63m x 3.63m)

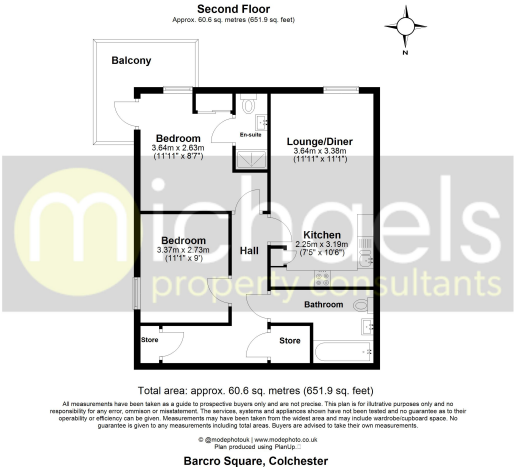
Kitchen - 7' 5" x 10' 6" (2.26m x 3.20m)

Leasehold Information

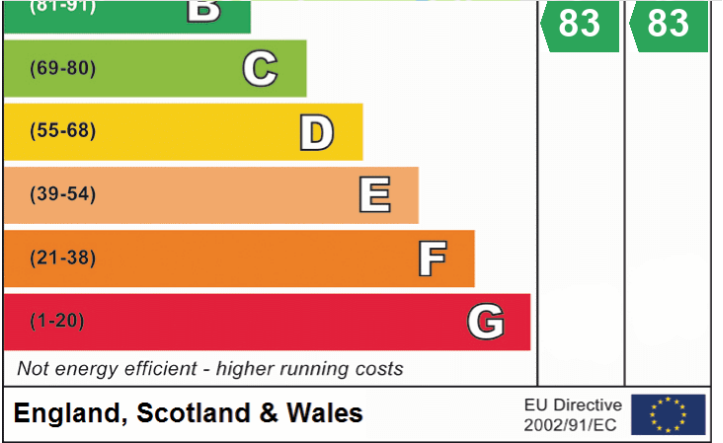
This property is offered on a leasehold basis, 999 years from 1 January 2020 - 993 years remaining. A service charge of £712.00p per annum is payable per annum. No ground rent is payable. We advise all interested parties to confirm this information with their instructed solicitor at an early stage of their conveyance to prevent any discrepancy.

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.