



- Offered With a Sitting Tenant
- Two Bedroom Apartment
- Modern fitted kitchen and bathroom
- Allocated Parking
- Close to A12 and Excellent Amenities
- Offered With No Onward Chain

**62 St James Place, De Grey Road,
Colchester, Essex. CO4 5TZ.**

This spacious two bedroom apartment is situated to the north of Colchester with excellent access to local amenities including the A12, General Hospital, North Station, David Lloyd health club and Severalls Business Park. The property benefits from open plan living & kitchen area with attractive Juliette balcony, two double bedrooms, family bathroom, allocated parking and serviced lift. The property is offered with sitting tenant paying £725 per calendar month. Internal inspection is a must.



Property Details.

Entrance hall

Airing cupboard, buzzer entry system, storage cupboard, wall mounted electric heater, doors leading to;

Open plan living room/Kitchen

24' 0" x 10' 0" (7.32m x 3.05m) Juliette balcony to front aspect, T.V and phone points, electric heater, kitchen comprises of a range of wall and base units over an area of roll top work surface, inset stainless steel sink and drainer unit, washing machine, fridge/freezer, electric oven, electric hob with cooker over, down lights and tile splash backs.

Bedroom One



15' 4" x 9' 2" (4.67m x 2.79m) Double glazed window to front aspect, electric wall mounted heater.

Bedroom Two



9' 0" x 13' 5" (2.74m x 4.09m) Double glazed window to front aspect, electric wall mounted heater.

Family bathroom



Low level WC, wash hand basin, panel bath with mixer taps and shower over, tile splash backs, chrome heated towel rail.

Outside

Allocated parking in numbered bay and visitors parking.