



- Central Colchester Position - Close To Amenities & Transport Links
- An Exclusive & Contemporary Ground Floor Apartment
- Allocated Parking & Visitors Parking
- Two Spacious Bedrooms With An En Suite To Master
- Ideal For A First Time Buyer Or Working Professional
- Exceptionally Presented
- Close Proximity To A12 & Colchester North Station
- Two Double Bedrooms
- Open Plan Living Area/Dining Area

Flat 1 The Old Rectory, Old Rectory Drive, Colchester, Colchester, Essex. CO1 2ZR.

**** Guide Price £240,000 to £250,000 **** This stylish and generously sized two-bedroom apartment is set on the ground floor, ideally located in the heart of Colchester, just a short walk from the city centre, Colchester city railway station, and a wide range of shops, restaurants, and local amenities. Excellent access to well-regarded schools and Castle Park further enhances its appeal for families and commuters alike.



Property Details.

Ground Floor

Hallway

Kitchen/Living Area/Dining Area



28' 7" x 12' 2" (8.71m x 3.71m)

Bedroom One



13' 7" x 13' 0" (4.14m x 3.96m)

En Suite



6' 10" x 3' 8" (2.08m x 1.12m)

Bedroom Two



14' 11" x 8' 8" (4.55m x 2.64m)

Property Details.

Bathroom



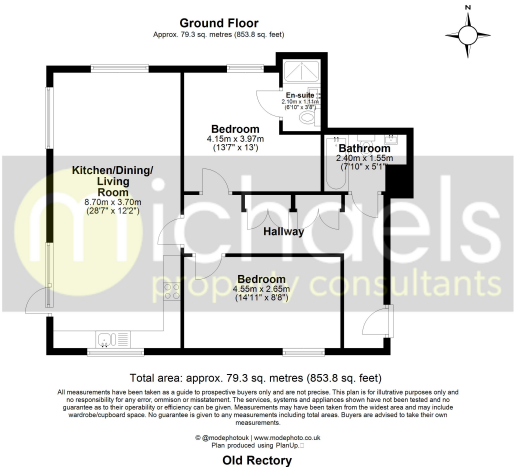
7' 10" x 5' 1" (2.39m x 1.55m)

Agents Notes & Lease Information

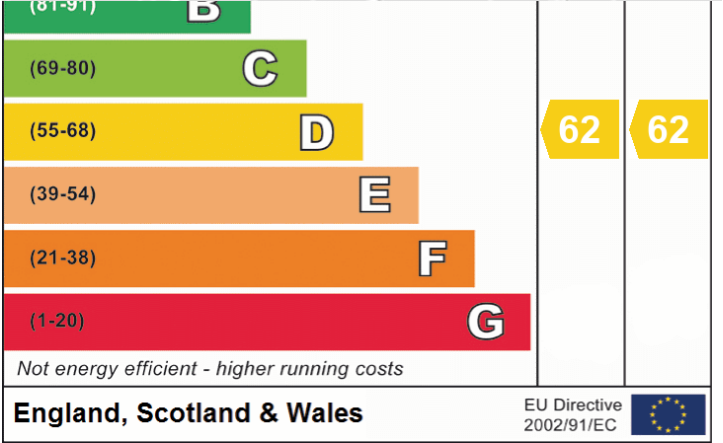
We have been advised by the seller that there is 148 Years remaining on the lease, with the service and ground rent paid until next April at an approximate £3500 per annum.

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.