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- Balcony Overlooking The River Colne
- Immaculate Two Bedroom Top Floor Apartment
- Bespoke Fitted Oak Doors
- Modern Living At Its Finest
- A Full Wrap Around Balcony Enjoying Panoramic River And City Views
- En Suite To Master Bedroom & Separate Bathroom Suite
- Allocated Parking
- Modern Fitted Kitchen
- Over 990 Year Lease
- Located On The Hythe Quay Waterfront

**55 Ballantyne Drive, Colchester, Essex.
CO2 8XZ.**

A two bedroom apartment set within this highly desirable development with astounding views overlooking the River Colne. This luxurious apartment is within close proximity to Hythe Station and Essex University and boasts one allocated parking space with well maintained communal areas. The property was built to an exceptional specification and enjoys an array of bright, beautifully presented accommodation throughout, which features two double bedrooms with bespoke fitted oak doors, an En suite to the master bedroom, a fully open plan living space, a separate bathroom suite and a large wrap around balcony, offering the most spectacular views over the River Colne. Externally the property offers one allocated parking space with communal areas to the front and rear of the block.



Call to view 01206 576999 **m**

Property Details.

Communal Entrance

Telecom entry system allowing access into communal entrance, stairs rising first floor, lift access to all floors.

Hallway

Apartment entrance door into hallway, electric radiator, telecom phone entry system, large storage cupboard, separate storage cupboard housing water cylinder.

Kitchen/Living Room/Dining Area



20' 0" x 18' 8" (6.10m x 5.69m) Fully open plan living area with a full panoramic view over the river leading onto the balcony. Full range of eye level base units, cupboards and work surfaces, induction hob, with electric oven, spot lighting, electric heated, access to balcony via UPVC glazed door with UPVC pull through windows.

Master Bedroom



10' 7" x 8' 9" (3.23m x 2.67m) Electric radiator, UPVC windows to rear aspect with views over the river, built in wardrobe with solid oak doors, door to En suite:

En Suite



7' 0" x 6' 2" (2.13m x 1.88m) Low level W.C, shower cubicle, vanity wash unit, tiled walls, spot lighting, extractor fan.

Property Details.

Bedroom Two



13' 9" x 9' 6" (4.19m x 2.90m) UPVC window to rear aspect overlooking the balcony and river, built in wardrobes with solid oak doors, spot lighting.

Outside

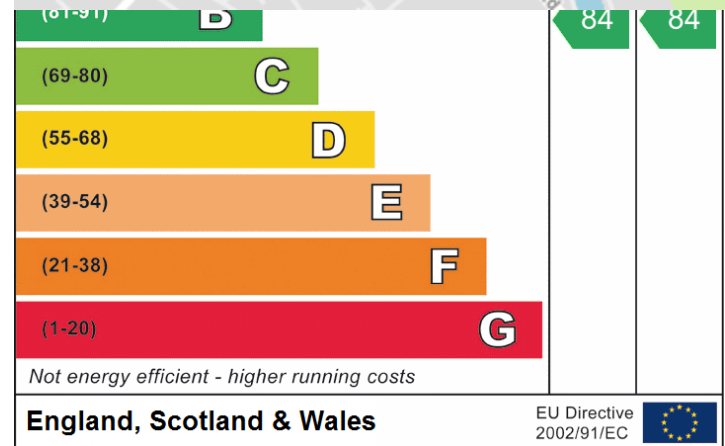
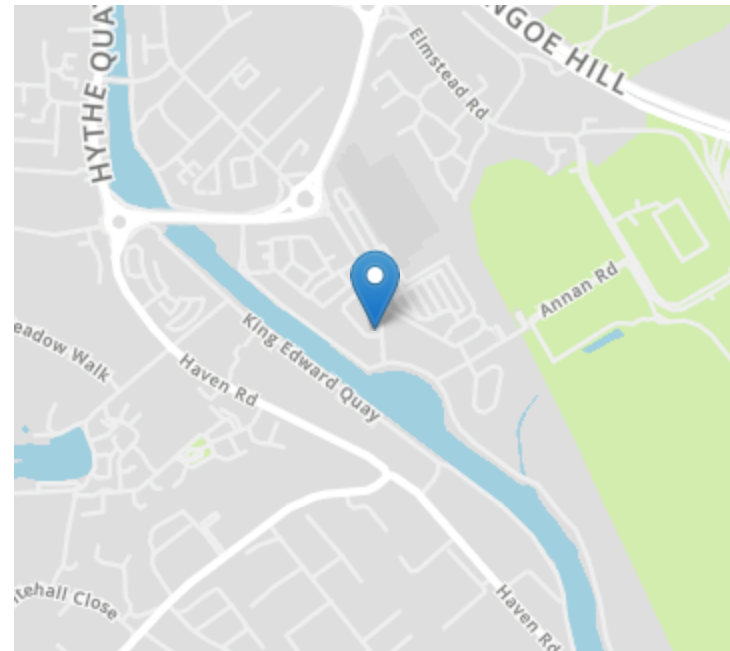


To the front and rear of this block comprises of communal areas and one allocated parking space.

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.