



- Spacious Ground Floor One Bedroom Apartment
- Positioned Favourably To The West Of Colchester's City Centre, Stanway
- Open Plan Kitchen/Dining/Living Area
- Private Terrace
- Modern Bathroom
- Large Bedroom With Built In Wardrobes
- Well-Appointed Kitchen With Appliances
- Allocated Parking
- Ideal First Time Purchase Or Investment
- Close To Tollgate Retail Park And A Range Of Further Amenities

2 Peter Crowe Approach, Stanway, Colchester, Essex. CO3 8BN.

An excellent opportunity to acquire a spacious one bedroom ground floor apartment, presented to market in excellent order and benefitting from its very own private terrace. Positioned favourably to the West of Colchester, in the ever popular district of Stanway, this apartment would make the ideal first time purchase or investment alike. With the ever expanding Tollgate Retail Park moments away, it offers every day essentials within walking distance. Amenities such as; restaurants, coffee shops, stores, leisure facilities and supermarkets are a stones throw away.



Property Details.

Ground Floor Apartment (Accommodation)

Entrance Hall

Entrance door, telephone entry system, inset storage, radiator, doors and access to:

Master Bedroom



13' 2" x 9' 7" (4.01m x 2.92m) Window to front aspect, radiator, built in wardrobes

Family Bathroom



7' 0" x 6' 2" (2.13m x 1.88m) Window to rear aspect, radiator, pedestal wash hand basin, W.C, panel bath with screen and shower over

Reception/Kitchen/Dining Area



20' 6" x 11' 9" (6.25m x 3.58m) Windows and patio door to rear aspect, window to side and rear aspect, radiator x2, communication points, a range of fitted base and eye level units with worksurfaces over, inset gas hob with extractor fan over, inset stainless sink, drainer and taps over, a range of integrated appliances, wall mounted gas boiler

Leasehold Information

This property is offered with a very attractive lease term, 999 Years From 1 January 2018. We have been advised that the ground rent is payable at approximately £180.00p per annum, with a maintenance charge payable at a reasonable £1265.00p (circa.) per annum.

We advise all interested parties to confirm this information with their legal representative at an early stage of their conveyance, to prevent any discrepancy.

Additional Information

Please note the floorplan will be uploaded shortly.