



- Spacious First Floor Apartment
- Lift Access
- Generous Living Room with Juliette Balcony
- Modern Fully Fitted Kitchen
- Two Double Bedrooms
- Ensuite And Family Bathroom
- Allocated Parking & Visitors Parking
- Walking Distance To Town and Colchester Station
- Offered With No Onward Chain

## 69 Henry Laver Court, Colchester, Essex. CO3 3DY.

This fabulous two bedroom first floor apartment is set within the highly sought after St Marys development, within striking distance of Colchester Town Centre, North Station with a direct rail link to London Liverpool Street and well served bus routes. The property benefits from a very sizeable entrance hall with doors leading to the extremely generous living/dining room with a Juliette balcony, fully fitted modern kitchen, two sizeable double bedrooms, master with en suite and separate family bathroom. Outside the property offers one allocated parking space, visitors parking spaces and a wealth of communal areas.



# Property Details.

## First Floor

### Entrance Hall

Laminate Flooring, doors to:

### Living/Dining Room

21' 9" x 12' 0" (6.63m x 3.66m) Two UPVC windows to front, and French doors to Juliette balcony to rear, controls for media system, radiator, built in media system.

### Kitchen



11' 9" x 7' 5" (3.58m x 2.26m) Range of base and eye level units with work surface over, inset stainless steel sink unit with tap and drainer, tiled splash backs, integrated electric oven, inset gas hob with extractor over, integrated dishwasher, washing machine, microwave, and fridge/freezer, built in speakers.

### Bedroom One



12' 9" x 11' 11" (3.89m x 3.63m) UPVC window to rear and french doors to Juliette balcony, radiator, built in speakers.

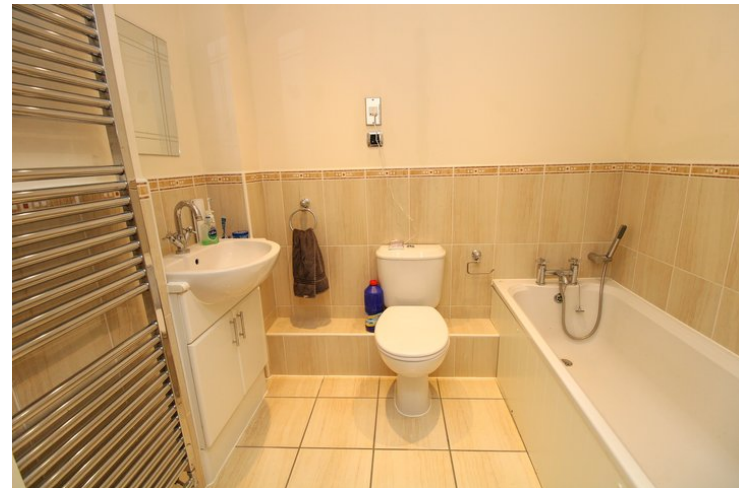
### EnSuite

Low level WC, pedestal wash hand basin, tiled splash backs, shower cubicle, tiled floor, built in speakers.

### Bedroom Two

14' 7" x 10' 8" (4.45m x 3.25m) UPVC windows to side and rear, radiator, built in speakers.

### Bathroom



Low level WC pedestal wash hand basin, tiled splash backs, panel bath, heated towel rail, tiled floor, built in speakers.

### Outside



The property benefits of allocated parking with visitors parking on site, bin & bike stores and private communal gardens for the residents enjoyment.