



- Upgraded Two Bedroom Ground Floor Apartment
- Ideal First Home Or Investment Purchase
- Modern & Contemporary Fitted Kitchen
- Spacious Reception Room With Media Wall
- Tiled Entrance Hall With Secure Telephone Entry System
- Generously Proportioned Master Bedroom With Feature Wall Paneling
- Tiled Shower Room
- Insert Storage
- Allocated Parking

12 Ypres Road, Colchester, Essex. CO2 7UW.

Ypres Road, Colchester, CO2 - Two-Bedroom Ground Floor Apartment – Abbey Fields & City Centre Location - Guide Price: £200,000 - Location: Set within a highly sought-after central location, this apartment is ideally placed for enjoying everything Colchester has to offer. A wide selection of shops, cafés, bars, restaurants, and local amenities are all within easy reach. Excellent transport links are available nearby, with direct services to London Liverpool Street Station, making the property particularly appealing to commuters and working professionals. The property is also close to Abbey Fields Colchester, offering attractive green spaces and outdoor leisure facilities.



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall



Master Bedroom



14' 9" x 9' 0" (4.50m x 2.74m)

Bedroom Two



12' 8" x 7' 8" (3.86m x 2.34m)

Bathroom



7' 3" x 5' 5" (2.21m x 1.65m)

Kitchen



13' 11" x 8' 8" (4.24m x 2.64m)

Property Details.

Living Room



15' 9" x 12' 4" (4.80m x 3.76m)

Property Details.

Floorplans



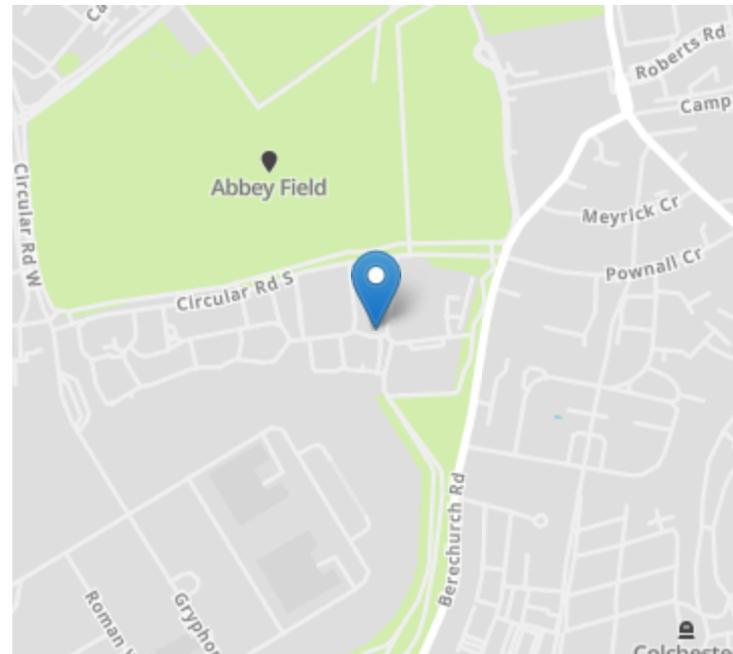
Total area: approx. 63.8 sq. metres (686.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, fixtures and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Measurements may have been taken from the inside area and may exclude wardrobes/closets/spaces. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Ypres Road, Colchester

Location



Energy Ratings

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.