



- Modern Apartment
- Generous Open Plan Living/Dining/Kitchen Area
- Fully Integrated Kitchen
- Two Sizeable Bedrooms
- Family Bathroom & En Suite
- Two Balconies One With River Views
- Lift and Communal Swimming Pool
- Allocated Parking
- Close To Town Centre & Castle Park
- Viewing Highly Recommend

49 Grosvenor Place, Colchester, Essex. CO1 2ZD.

A stunning two bedroom apartment set in this prestigious development with excellent Town Centre & Station access, plus the rare benefit of a private residents swimming pool. The property was built to a high specification and enjoys spacious, contemporary accommodation throughout including two double bedrooms, two bathrooms and a stunning open plan kitchen/living space with two private balconies one with river views. The property also enjoys the unusual benefit of secure parking for one car and the aforementioned resident's indoor swimming pool. To fully appreciate what this rarely available property offers internal inspections are essential.



Property Details.

Entrance Hall

Wood effect flooring, phone security entry system, double storage cupboard, doors leading to;

Open plan Living/Kitchen/Diner



21' 7" x 18' 2" (6.58m x 5.54m) Fitted kitchen comprising of a range of wall and base units over an area of laminate work tops, one and a half stainless steel sink, inset four ring hob with integrated oven and stainless steel extractor over, integrated dishwasher, washing machine, fridge freezer, cupboard housing the boiler, built in microwave, breakfast bar, wood effect flooring, T.V and phone points, two radiators, double glazed windows to front and side aspects, French doors to balcony over looking the river.

Property Details.

Bedroom One



14' 7" x 10' 4" (4.45m x 3.15m) Wood effect flooring, radiator, door to en suite, French doors leading to the balcony.

En Suite



Low level WC, wash hand basin, fully tiled shower cubical, heated towel, partly tiled walls, shaver points, spot lights, extractor fan.

Bedroom Two



14' 6" x 7' 4" (4.42m x 2.24m) Double glazed window to rear aspect, wood effect flooring, radiator.

Family Bathroom



Low level WC, wash hand basin, panel bath with mixer taps and shower rinser, partly tiled walls, heated towel rail, double glazed window to side aspect.

Outside



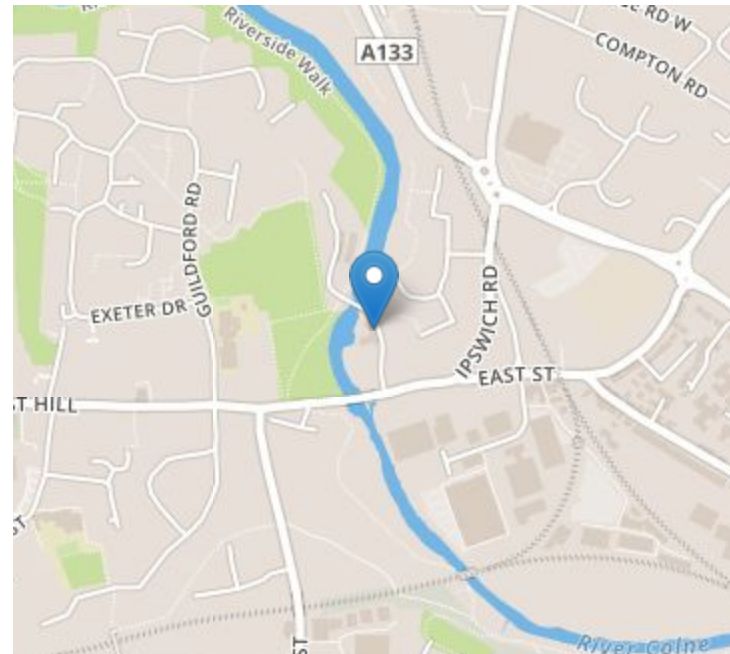
The property benefits from two sizeable balcony's and allocated parking.

There is a fully heated swimming pool with changing rooms available for the residents of Grosvenor Place.

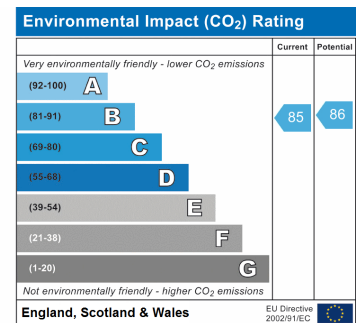
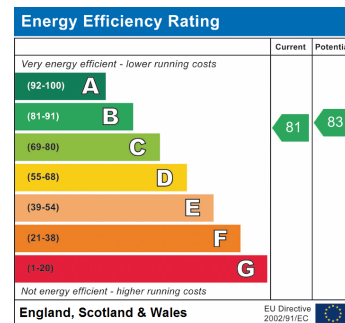
Property Details.

Floorplans

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.