



- Apartment
- Two Double Bedrooms
- Open Plan Kitchen/Living Space
- Ensuite and Family Bathroom
- Balcony
- Secure Parking

## 49 Keel Point, Ship Wharf, Colchester, Essex. CO2 8YS.

A truly exceptional two bedroom apartment set in this popular modern development in the Hythe, within close proximity of Essex University and a Mainline Station with links to London Liverpool Street. This stylish property is presented to the market in excellent order throughout and has been upgraded by the current owners with various features such as solid wooden flooring throughout, a fully integrated kitchen with tiled splash backs and remote control electric blinds. Further highlights of the fabulous property include an impressive reception hall, two double bedrooms, two contemporary bathrooms and a stunning open plan living/dining & kitchen space, with sliding doors opening to a private balcony.



# Property Details.

## Sixth Floor

### Reception Hall

Laid with wood flooring and featuring airing cupboard, intercom system and doors to:

### Open Plan Living/Dining & Kitchen Space

21' 3" x 13' 4" (6.48m x 4.06m)

### Kitchen Area:



Laid with wood flooring, range of stylish fitted base and wall mounted units with working surfaces to side and tiled splash backs, built in electric oven and induction hob with extractor hood above, built in fridge/freezer, washing machine and dishwasher, inset ink unit, inset LED spotlights, open plan to:

### Living/Dining Space:



Laid with wood flooring, with two electric heaters, UPVC window to side, UPVC sliding doors opening to:

## Private Balcony



A generous private balcony laid with attractive artificial grass. The balcony is enclosed by contemporary glass balustrades and offers beautiful direct views over the River Colne.

## Master Bedroom



16' 7" x 10' 9" (5.05m x 3.28m) Laid with wood flooring, with electric heater, large UPVC window overlooking River Colne, built in sliding wardrobes, door to:

# Property Details.

## En-Suite



Tiled flooring, half tiled walls, chrome heated towel rail, stylish white suite comprising of low level WC, double wall hung hand wash basin and large walk in shower enclosure with integrated Drench shower, inset LED spotlights, extractor fan, large fitted mirror.

## Bathroom



Tiled flooring, half tiled walls, chrome heated towel rail, stylish white suite comprising of low level WC, double wall hung hand wash basin and tiled panel bath with shower attachment, inset LED spotlights, extractor fan.

## Bedroom Two



11' 4" x 7' 4" (3.45m x 2.24m) Carpeted, with electric heater, UPVC window to side.

## Outside

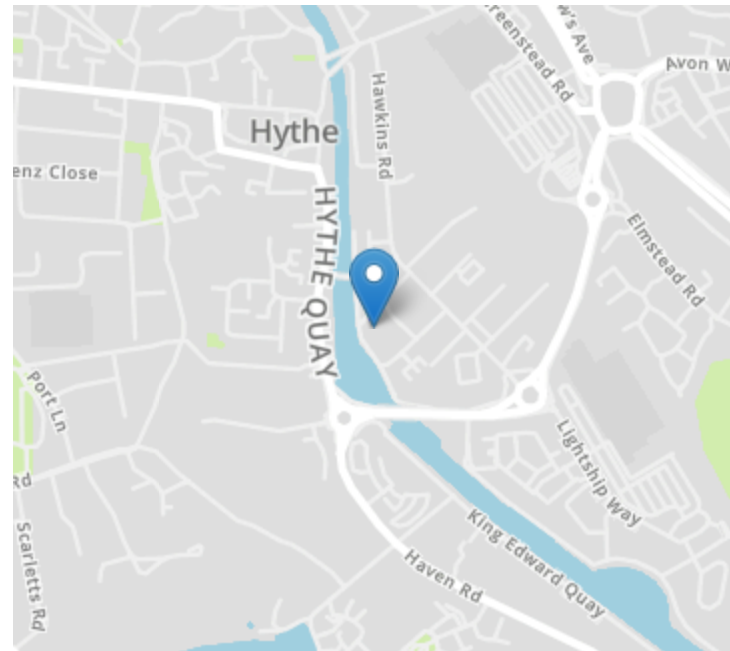


As previously mentioned the property has the benefit of secure underground parking for one car. Further visitor spaces are available.

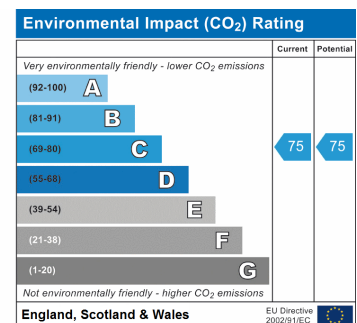
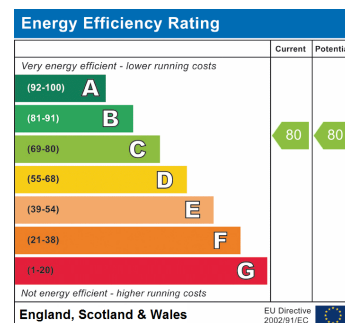
# Property Details.

## 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.