



- Within Striking Distance Of An Array Of Amenities, Hospital & North Station
- Suitable For First Time Buyers, Working Professionals & Investors
- Two Generous Bedrooms
- Recently Renovated Throughout
- New Kitchen & Bathroom Suite
- A Spacious & Well Presented Ground Floor Flat
- Allocated Parking & Communal Gardens

## 34 Brinkley Place, Colchester, Colchester, Essex. CO4 5UX.

**\*\*Guide Price £180,000 - £190,000\*\*** A spacious two double bedroom ground floor apartment, located in a highly sought-after area within walking distance of Colchester General Hospital and Colchester North mainline train station, offering direct links to London Liverpool Street in under an hour. The property has been lightly renovated throughout, featuring a brand new kitchen and bathroom suite, along with updated flooring and fresh décor. The internal accommodation comprises an entrance hall, two generously sized double bedrooms, a spacious living/dining room, a modern fitted kitchen, and a contemporary three-piece family bathroom. Externally, the apartment benefits from access to a well-maintained communal garden with a rear entrance to the property. Residents and visitor parking is available at the front of the block.





# Property Details.

## Ground Floor

### Entrance Hallway

### Living Room/Dining Area



14' 1" x 12' 0" (4.29m x 3.66m)

## Kitchen



10' 6" x 6' 7" (3.20m x 2.01m)

## Bedroom One



12' 6" x 10' 10" (3.81m x 3.30m)

# Property Details.

## Bedroom Two



12' 6" x 7' 7" (3.81m x 2.31m)

## Bathroom



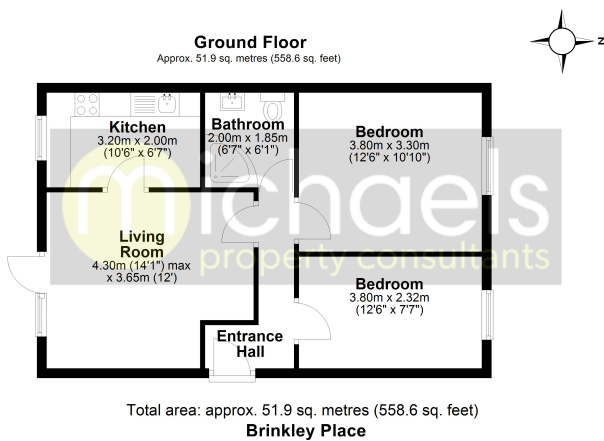
6' 7" x 6' 1" (2.01m x 1.85m)

## Agency Notes & Leasehold Information

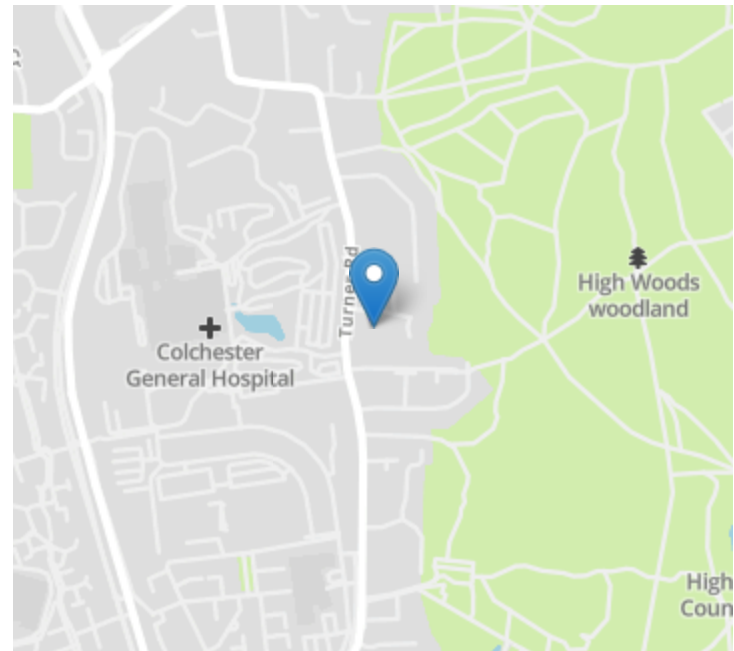
We have been advised by the seller that there is 950 years on the lease remaining with a service charge of £140 PCM.

# 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.