



- Well-Presented Two Bedroom Apartment
- Guide Price £160,000 - £170,000
- 962 Year Lease Remaining
- Modern Bathroom
- High Gloss Kitchen With Space For Appliances
- Well-Proportioned Living Room
- Two Bedrooms
- Communal Green Spaces
- Car Port Parking & Visitors Parking
- Ideal First Home Or Investment Purchase

90 Grantchester Court, Bignell Croft, Highwoods, Colchester, Essex. CO4 9TY.

Grantchester Court, Bignell Croft, CO4 – Ideal First Apartment **Guide Price £160,000 - £170,000** A well-presented two-bedroom apartment located on the second floor, positioned in North Colchester with easy access to Highwoods Square — a popular local hub offering supermarkets, cafés, takeaway options, healthcare services, and everyday amenities. The property provides excellent links to the A12/A120, connecting smoothly to the London/Ipswich corridor. Inside, secure communal areas lead up to the second floor. The apartment opens into a welcoming entrance hall with an inset storage cupboard, a modern bathroom suite, two well-proportioned bedrooms, a spacious reception room, and a high-gloss kitchen with space for appliances. Externally, the home is surrounded by communal green spaces and includes a car port with additional visitor parking available.



Property Details.

Second Floor Apartment

Entrance Hall

Bedroom One



9' 9" x 9' 9" (2.97m x 2.97m)

Bedroom Two



9' 9" x 7' 2" (2.97m x 2.18m)

Bathroom



7' 1" x 7' 2" (2.16m x 2.18m)

Living Room



16' 8" x 11' 2" (5.08m x 3.40m)

Property Details.

Kitchen



7' 1" x 11' 2" (2.16m x 3.40m)

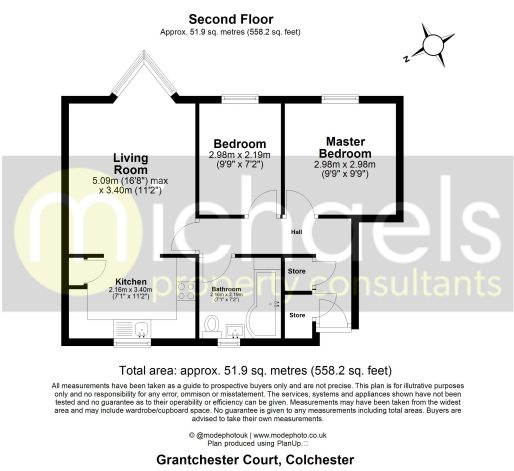
Leasehold Information

Leasehold Information: Long lease:

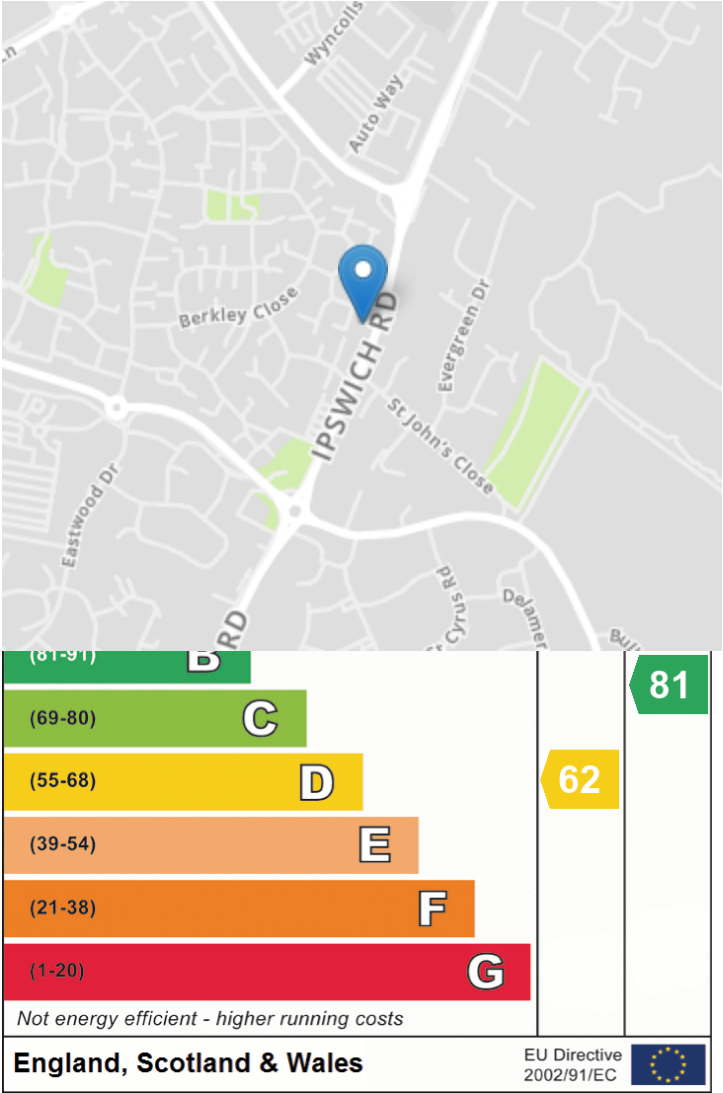
- 999 years from 1 July 1988 (approx. 962 years remaining)
- Service charge: Approx. £1,160 per annum
- Ground rent: £1.00 per annum

Property Details.

Floorplans



Location



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.