



- Stunning Penthouse Apartment
- Two Double Bedrooms
- High Specification
- Secure Parking
- Balcony
- Residents Indoor Swimming Pool
- Two Secure Parking Spaces
- Two Luxury Bathrooms
- No Onward Chain

### 36 Grosvenor Place, Colchester, Essex. CO1 2ZD.

A stunning two bedroom penthouse 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 25' open plan kitchen/living space with a private balcony. The property also enjoys the unusual benefit of secure parking for two cars and the aforementioned resident's indoor swimming pool. Offered with no onward chain, viewing strongly advised.



# Property Details.

## Entrance Porch

Entrance door opening to entrance porch with laminate flooring, inset spotlights and door to entrance hall:

## Entrance Hall

Telephone entry point, walk in storage cupboard, radiator and doors to all rooms.

## Bedroom One



12' 2" x 10' (3.71m x 3.05m)

Velux window to side, radiator, TV point and door en suite.

## En Suite



Karndean flooring, half tiled walls, chrome heated towel rail, inset spotlights, extractor fan, velux window to side, low level WC, wall mounted hand wash basin with tiled splash back, walk in double shower cubicle with fully tiled surround and integrated shower.

## Bedroom Two

11' 9" x 10' 4" (3.58m x 3.15m)

Double glazed window to side, radiator, TV and telephone points.

## Bathroom



Karndean flooring, heated flooring, heated towel rail, extractor fan, half tiled walls, inset spotlights, velux window to side, low level WC, wall mounted hand wash basin with tiled splash back, panel bath with fully tiled surround, integrated shower with glass shower screen.

# Property Details.

## Open Plan Living/Kitchen/Dining/Space

25' 2" x 19' 8" (7.67m x 5.99m) Consisting of:

### Living Area

Laminate flooring, two radiators, sky plus and telephone points, velux windows to both sides, double glazed French doors to private balcony.

### Kitchen Area



Range of wall and base units with wooden block work surfaces incorporating inset sink unit with right hand drainer, built in electric oven with four ring gas hob and chrome extractor hood, built in fridge freezer, built in dishwasher, built in washer dryer, laminate flooring, inset spotlights, velux window to side, all integrated appliances are made by Smeg and the kitchen has been designed by Urban Myth.

### Externally

As previously mentioned this luxury development sits beside the river colne and within striking distance to both the town centre and north station. The Property benefits from secure off road parking via remote control electric gates and a fabulous residents swimming pool.

## Agents Note

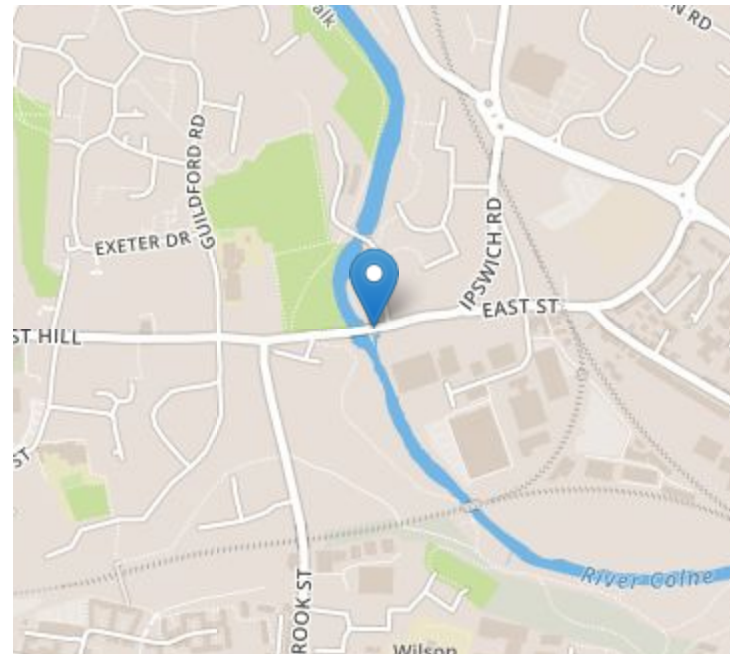


The images shown were taken during previous tenant's occupancy and therefore internal furnishing may now differ.

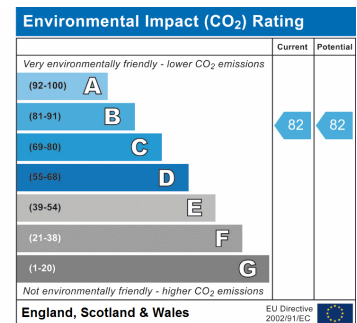
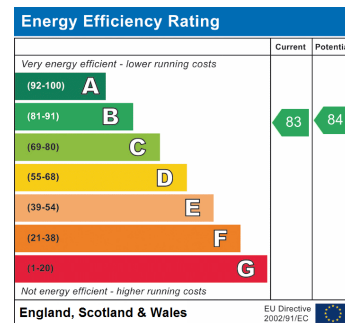
# Property Details.

## 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.