



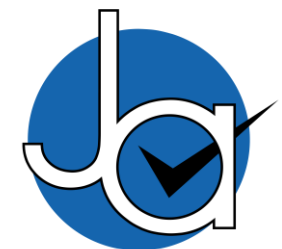
1 bedroom Apartment located in Colchester.

Guide Price
£120,000 - £140,000

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Recreation House

Wimpole Road

Colchester

CO1 2DL

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE of £120,000 - £140,000

John Alexander are pleased to offer this one bedroom first floor apartment directly opposite the popular Colchester Recreation Ground Park in the heart of the New Town district. The Town Railway Station offers direct links to London Liverpool Street, approx. less than a mile from this beautiful apartment.

This property benefits from open plan living, large private balcony, bathroom and off road parking to the rear. It also offers great rental potential due to its central location. We have also been advised by the current vendor that windows and doors were renewed in 2021..

ENTRANCE HALL

Doors to:

OPEN PLAN LIVING/KITCHEN

19' 0" x narrowing to 11' 0" narrowing to 4' 0" (5.79m x 3.35m)

BEDROOM ONE

9' 11" x 8' 0" (3.02m x 2.44m)

BATHROOM

6' 0" x 5' 10" (1.83m x 1.78m)

OUTSIDE

Parking is available to the rear of the building.

AGENT NOTES

Lease length: 160 years remaining

Service Charge: £1200 pa

Ground Rent £0



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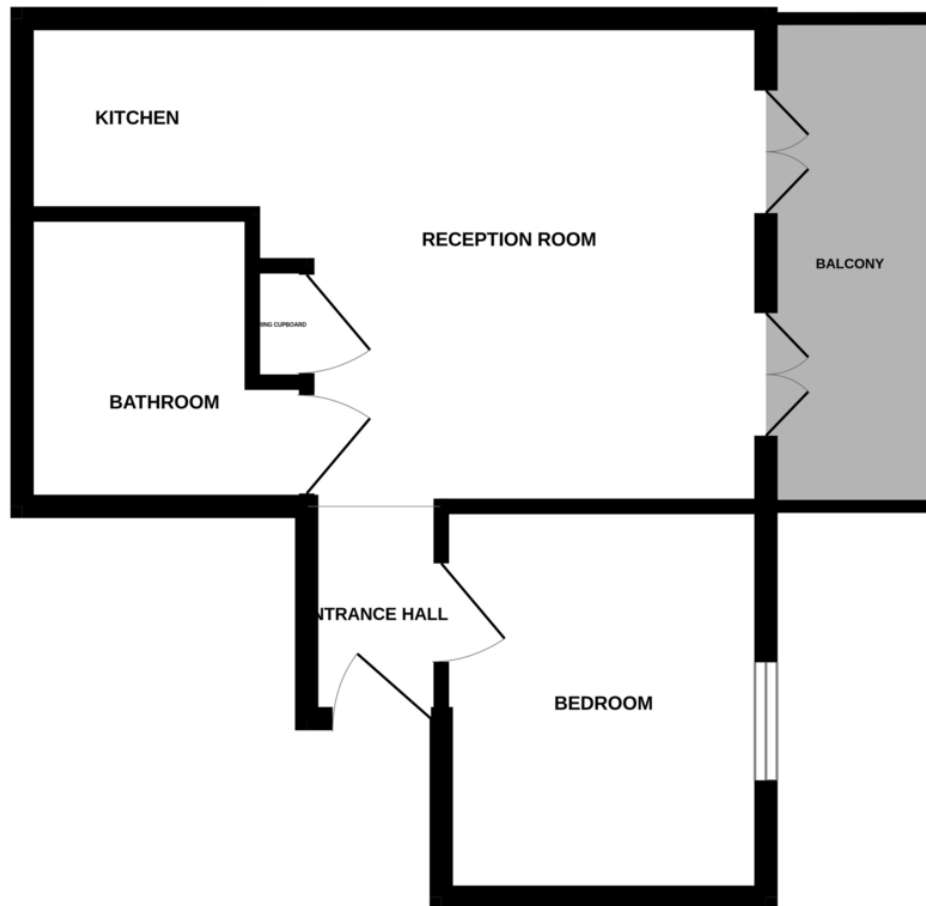
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FLOORPLAN

GROUND FLOOR



DIRECTIONS

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee



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