



**2 bedroom  
Apartment  
located in  
Colchester.**

Offers In Excess Of  
£200,000

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# 44 Tufnell Way

## Colchester

### CO4 5YH



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## FULL DESCRIPTION

### OVERVIEW

This attractively arranged top-floor apartment offers a modern ambiance and the luxury of two balconies. It features an inviting entryway, two generously-sized double bedrooms, a full bathroom, an en-suite, and a seamlessly integrated open-plan living room, dining area, and well-equipped kitchen.

Its prime location within easy walking distance to the Colchester mainline station enhances its desirability, with Colchester North providing direct train links to London Liverpool Street in under an hour. Additionally, the apartment's proximity to the local conveniences makes it even more appealing, as Colchester's town center brims with various dining, shopping, and entertainment options.

### MEASUREMENTS

#### Lounge/Diner

20' 9" x 10' 6"

#### Kitchen

10' 8" x 6' 4"

#### Bathroom

5' 5" x 8' 6"

#### Bedroom One

10' 6" x 10' 3"

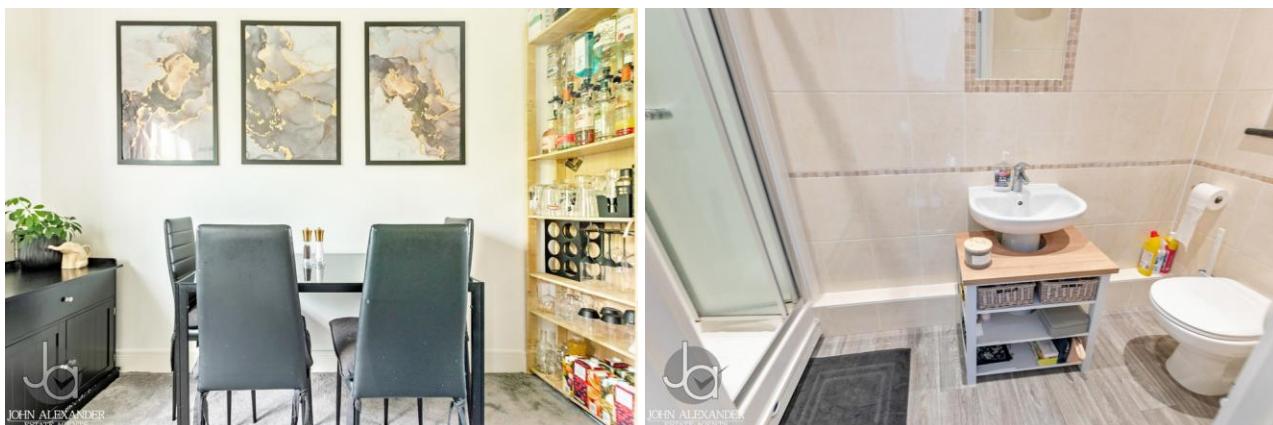
The balcony area is 4'9" x 10'5"

#### Bedroom Two

10' 3" x 8' 4"

#### En Suite

3' 6" x 10' 2"



[FLOORPLAN](#)

[DIRECTIONS](#)

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