



## 2 bedroom Apartment located in North Station Road.

Guide Price  
£160,000 - £180,000

Find us on..



**JOHN ALEXANDER**  
ESTATE AGENTS

# Bakers Court North Station Road Colchester Essex CO1

## FULL DESCRIPTION

### THE HOME

\*\*\*GUIDE PRICE £160,000 TO £180,000\*\*\*

John Alexander is pleased to introduce an inviting modern ground floor apartment that combines convenience with style, ideally situated for easy access to transport links, local amenities, and the vibrant city centre of Colchester. This property comes complete with allocated parking, making it a perfect choice for first-time buyers or savvy investors seeking a promising opportunity.

Communal Entrance Door Leads To:  
Communal Entrance Hall

Entrance Door Opens To:

Entrance Hall (14' 7" max x 7' 4" max) Discover a welcoming entrance hall featuring a radiator, daylight lighting, and a built-in storage cupboard for added convenience.

Lounge/Diner (13' 1" x 10') Enjoy a bright and spacious lounge/diner complemented by a UPVC double-glazed window, creating a warm atmosphere, along with a radiator for year-round comfort.

Kitchen (9' 1" x 7') This well-equipped kitchen boasts a range of base and eye-level units with drawers, generous work surfaces, and an inset sink and drainer unit. Tiled splashbacks enhance the aesthetics, while modern conveniences include an integrated electric oven, a four-ring gas hob with an extractor

hood, and space for both a washing machine and fridge/freezer. The room also features a tiled floor, radiator, wall-mounted gas boiler, and a UPVC double-glazed window, allowing natural light to fill the space.

Bedroom One (14' 1" max x 10' max) A spacious main bedroom adorned with daylight lighting, a radiator, and a UPVC double-glazed window, offering a serene retreat.

Bedroom Two (13' max x 7' 1" max) This second bedroom features a UPVC double-glazed window and radiator, providing a comfortable space for guests, children, or a home office.

Bathroom Equipped with a contemporary three-piece suite, this stylish bathroom includes a panel enclosed bath with a rainfall shower overhead, a low-level W.C., and a pedestal hand basin. Enjoy the practicality of part-tiled walls, a tiled floor, heated towel rail, and a radiator, complemented by a UPVC double-glazed window.

Outside The property benefits from communal grounds and a dedicated bike shed. An allocated parking space in the rear car park completes this delightful offering.



2



1



1



B



EPC

C





## THE LOCATION

This property is conveniently situated just a short walk from Colchester's main train station, providing excellent connections to London and other major cities.

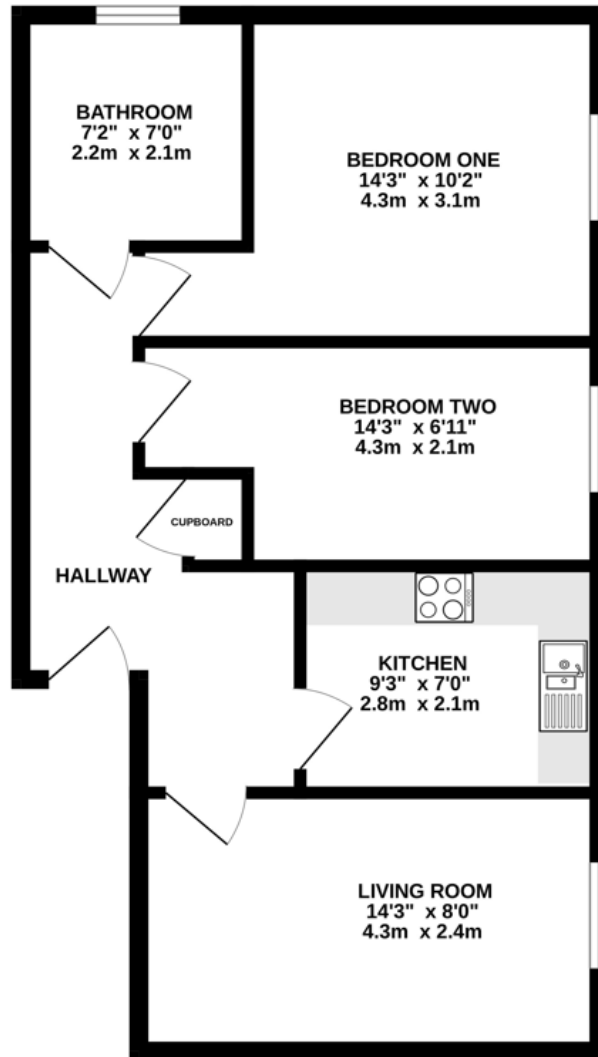
The surrounding area is vibrant and dynamic, featuring an array of shops, cafes, and restaurants, perfect for both everyday needs and leisure activities. Additionally, Colchester city centre is within easy reach.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## FLOORPLAN

### GROUND FLOOR



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 as to their operability or efficiency can be given.  
Made with Metropix ©2024

## DIRECTIONS

### CONTACT

**99 London Road  
Stanway  
Colchester  
Essex  
CO3 0NY**

**E [sales@john-alexander.co.uk](mailto:sales@john-alexander.co.uk)**

**T 01206 656007**

**[www.john-alexander.co.uk](http://www.john-alexander.co.uk)**

Find us on..



**JOHN ALEXANDER**  
ESTATE AGENTS