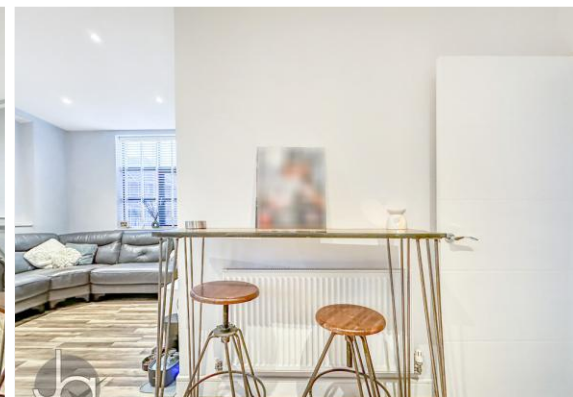




## 2 bedroom Ground Floor Flat located in Colchester.

Guide Price  
£170,000 - £190,000

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**JOHN ALEXANDER**  
ESTATE AGENTS



# Crown House 34-38 Southway Colchester CO2 7FA

## FULL DESCRIPTION

### THE PROPERTY

\*\*\*GUIDE PRICE £175,000 TO £190,000\*\*\*

John Alexander is very proud to present this beautifully presented contemporary, modern apartment set within the heart of Colchester's historic, exciting and vibrant city centre. This well-proportioned two-bedroom apartment occupies the ground floor of this excellent apartment block and also comes complete with one allocated parking space. Within striking distance of the city centre and therefore within easy reach of; an array of shops, independent boutiques, restaurants and bars - it offers city centre living to a very high standard.

Crown House features a contemporary architectural design that stands out while blending seamlessly with the surrounding environment. The building is secure and well-maintained, showcasing a welcoming entrance that leads to the apartments above.

Accommodation is accessible via secure telephone entry system. As you enter the apartment, you will be greeted by a welcoming entrance hall with access to all further accommodation. The focal point of this apartment is its impressive open plan living/kitchen area, equipped with modern appliances and sleek cabinetry, providing ample storage and counter space for culinary enthusiasts. Large & imposing windows flood this space with a wealth of natural light, proving to be the ideal place for relaxing & entertaining, offering a suitable place for a sizeable dining table and chairs. Two large double bedrooms are on offer, with one a comfortable master bedroom and the second the ideal guest bedroom. A stunning modern and well-maintained shower room is also showcased.

### THE LOCATION

Residents will find themselves just a short stroll from a plethora of local amenities. The city centre is nearby, offering a diverse selection of shops, ranging from well-known retailers to independent boutiques. Cafés, restaurants, and bars provide ample opportunities for dining and socializing, catering to a variety of tastes and preferences.

The property is exceptionally well-connected. Colchester's mainline railway station is just a short distance away, offering direct services to London Liverpool Street, making it ideal for commuters. The area is also served by various bus routes, providing further transport options for residents.

For those who appreciate green spaces, Colchester offers a variety of parks and gardens. Just a short walk away, you can enjoy the serenity of Castle Park, which features beautiful gardens, playgrounds, and recreational facilities.



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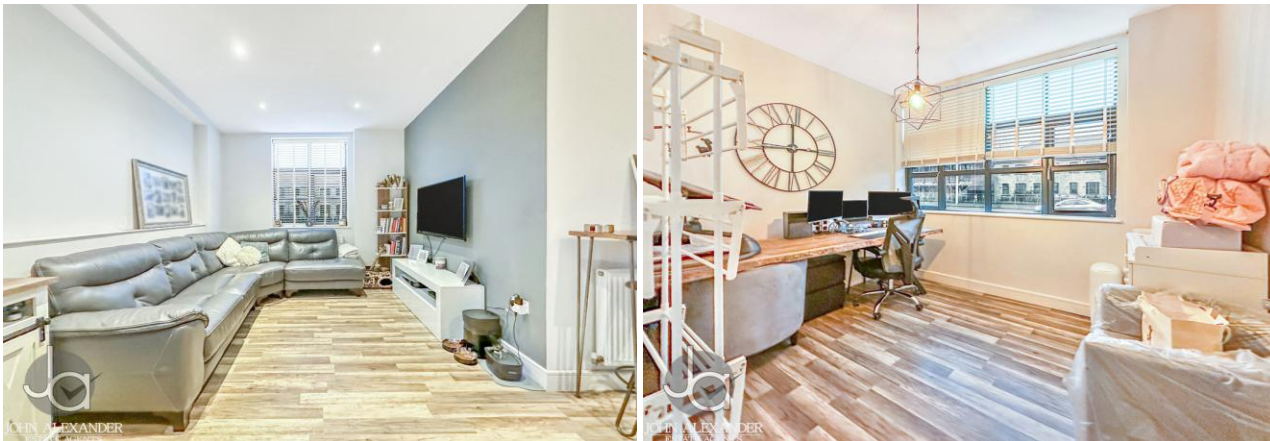


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## FLOORPLAN

### Crown House

Approximate Gross Internal Area = 53.5 sq m / 576 sq ft

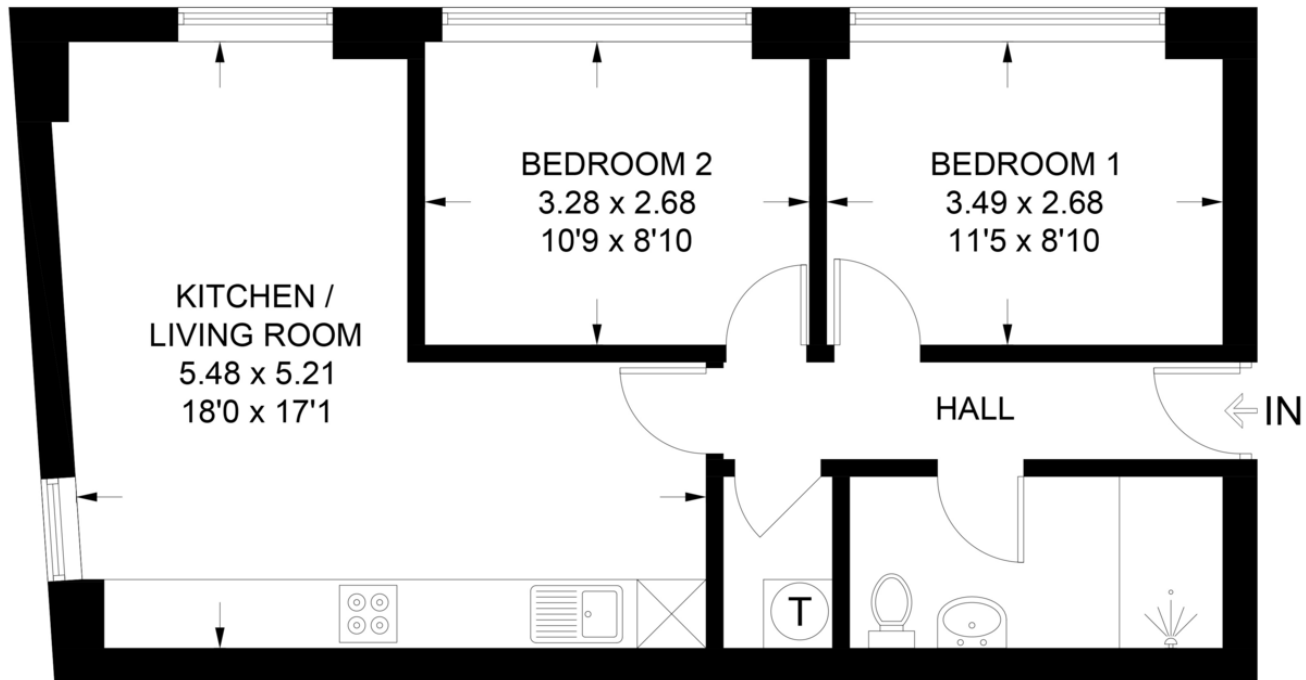


Illustration for identification purposes only,  
measurements are approximate, not to scale.

## DIRECTIONS

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