



# 1 bedroom Apartment located in Colchester.

Guide Price  
£125,000 - £140,000

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Friday Wood Green Colchester CO2 8XE

## FULL DESCRIPTION

### THE HOME

\*\*\*GUIDE PRICE £125,000 TO £140,000\*\*\*

John Alexander is pleased to introduce a delightful one-bedroom property that offers the perfect blend of comfort and convenience, ideally situated within a short walking distance to the serene beauty of Friday Woods and located in the desirable south side of Colchester. This property is perfect for a first time buyer or investor, do not delay and book your viewing today!

Step inside to discover a spacious living area that basks in an abundance of natural light, creating a warm and inviting ambiance. Adjacent to the living area, you will find a stylish kitchen that combines functionality with contemporary design. Featuring modern appliances, ample counter space, and plenty of storage.

The property boasts one generously sized double bedroom that provides a serene escape at the end of the day. This tranquil space has been thoughtfully designed to ensure comfort, with enough room for personal furnishings and décor. The large window allows for natural light to flood the room, creating a peaceful atmosphere that is perfect for rest and relaxation.

Completing this charming property is a well-appointed bathroom, featuring modern fixtures and a clean design. It provides a refreshing space for your daily routines, combining convenience and comfort to enhance your living experience.

FIRST FLOOR APARTMENT Communal entrance to front door;  
ENTRANCE HALL  
BATHROOM 6' 6" x 5' 7" (1.98m x 1.7m)  
BEDROOM 11' 11" x 9' 7" (3.63m x 2.92m)  
KITCHEN 11' 11" x 5' 10" (3.63m x 1.78m)  
LOUNGE/DINER 14' 3" x 11' 7" (4.34m x 3.53m)

Outside, the property includes the added benefit of allocated parking, ensuring that you'll always have a designated space when you return home. In addition, visitors parking is readily available.



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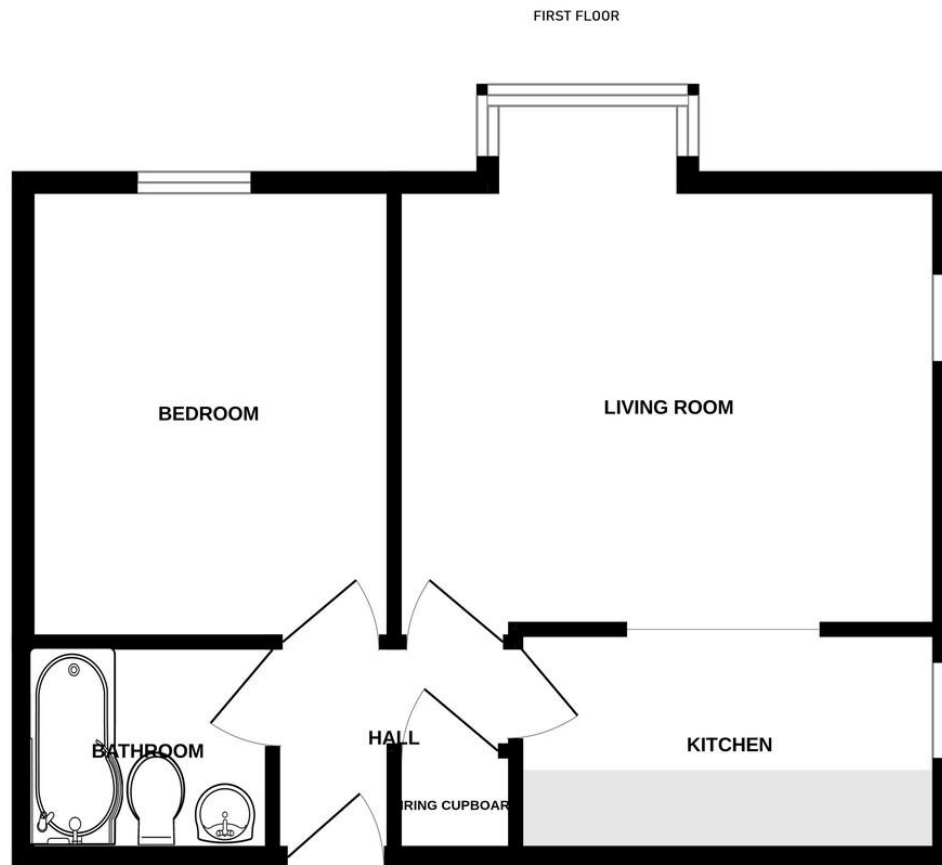
### **THE LOCATION**

The property is nestled near the serene Friday Woods, renowned for its scenic walking trails and natural beauty. The neighbourhood boasts a friendly community atmosphere and offers easy access to local amenities, including shops, cafes, and recreational facilities.

Being situated to the south of Colchester, residents can enjoy a peaceful suburban lifestyle while still having the benefits of the vibrant city centre nearby. The property is ideally located near major roadways, including the A12 and for those who prefer public transportation, Colchester has a reliable bus network that connects residents to various local and regional destinations and boasts a mainline railway station situated just a short distance from Friday Wood Green.



## FLOORPLAN



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.  
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## DIRECTIONS

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