

## 2 Bedroom Apartment located in Meyrick Crescent.

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ESTATE AGENTS



# 3 Abbey Court Meyrick Crescent Colchester Essex CO2 7QP



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576  
sq ft

## Guide Price £150,000

\*\*\*GUIDE PRICE  
£150,000 TO £175,000\*\*\*

Situated in a quiet, well-maintained development just a short walk from Colchester city centre and the Town railway station. The property is a modern two-bedroom ground-floor apartment offering both comfort and convenience. The property features an open-plan living and kitchen, two well-proportioned bedrooms, and a contemporary bathroom. Benefiting from gas central heating, an allocated off-road parking space, and access to communal green space.

## FULL DESCRIPTION

### OVERVIEW

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### STEP INSIDE

#### Open Plan Kitchen / Lounge – 7.29m x 4.06m

This generously sized and bright open-plan living space is the heart of the home. The lounge area offers ample room for both seating and dining, while the kitchen features fitted cabinetry, worktop space, and integrated appliances, making it perfect for both everyday living and entertaining. The room benefits from a large bay-style window, enhancing the natural light and creating a welcoming atmosphere.

#### Bedroom One – 3.39m x 2.96m

A spacious double bedroom located to the rear of the property, ideal as a primary bedroom. The room features a large window allowing in plenty of natural light and includes a built-in storage cupboard, offering convenient wardrobe space.

#### Bedroom Two – 3.39m x 3.02m

A second well-sized bedroom with flexible use as a guest room, office, or nursery. Also includes a built-in cupboard for additional storage. Its square dimensions allow for versatile furnishing options.

#### Bathroom – 2.20m x 1.81m

A modern and functional bathroom fitted with a full-size bath and overhead shower, WC, and pedestal wash basin. Cleanly finished with tiled splashbacks and neutral décor.

#### Hallway – 1.30m x 1.20m

The central hallway connects all main rooms of the property and allows for smooth, accessible flow throughout the apartment.

### STEP OUTSIDE

The property benefits from a well-maintained exterior environment, including an allocated off-street parking space, ensuring convenient and secure parking directly within the development. Surrounding the apartment complex are neatly landscaped communal gardens and green areas, offering a pleasant outdoor setting for residents to enjoy.

### THE LOCATION

Abbey Court is ideally located on Meyrick Crescent, a quiet and established residential area just south of Colchester city centre. The property offers excellent access to a wide range of local amenities, including shops, cafés, restaurants, and supermarkets, all within

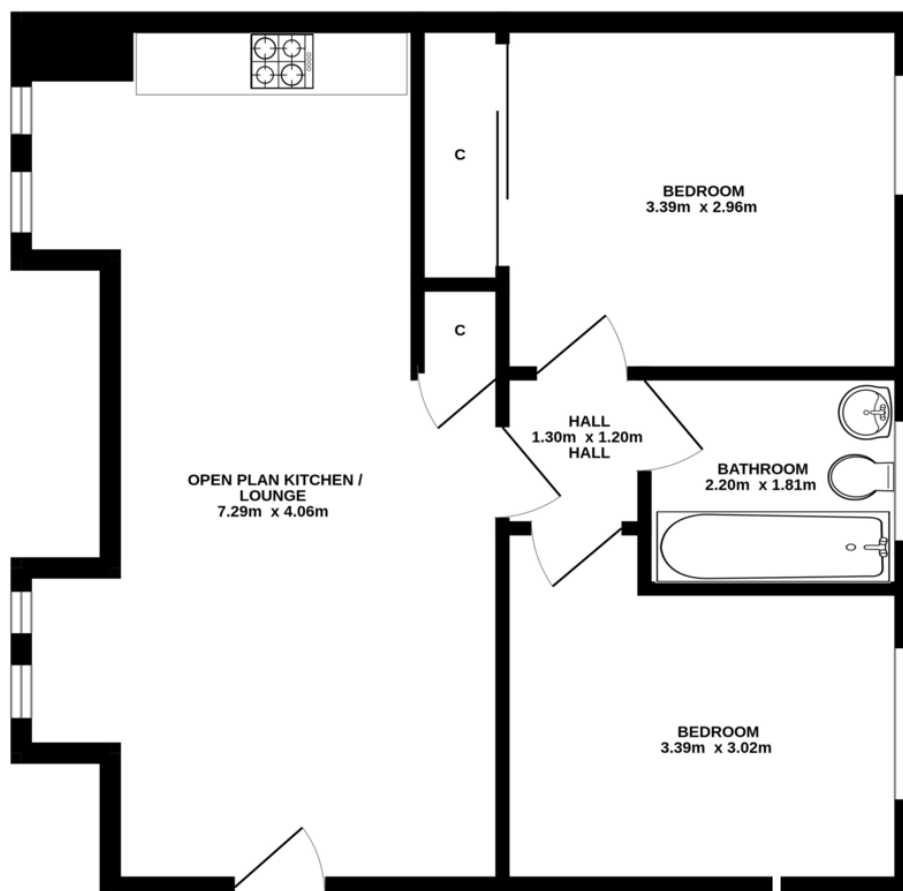


walking distance. Colchester Town railway station is nearby, providing direct links to London Liverpool Street, making this an excellent choice for commuters.



## FLOORPLAN

### GROUND FLOOR

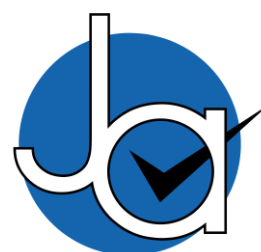


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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## DIRECTIONS

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