



**Gilbert Court, Clarendon Way, Colchester, CO1 1DL**

**welcome to**

**Gilbert Court, Clarendon Way, Colchester**

Clarendon Way is a quiet, established residential pocket of Colchester, known for its excellent access to both the town centre and key transport routes. With allocated parking included, the home delivers ideal convenience for those driving, commuting, or working locally.

Residents benefit from nearb



Positioned in a highly convenient and sought-after location, this beautifully presented top-floor apartment at Gilbert Court offers an exceptional blend of style, practicality, and effortless modern living. Perfect for first-time buyers, commuters, investors, or healthcare professionals, the property provides an attractive low-maintenance lifestyle within easy reach of everything Colchester has to offer.

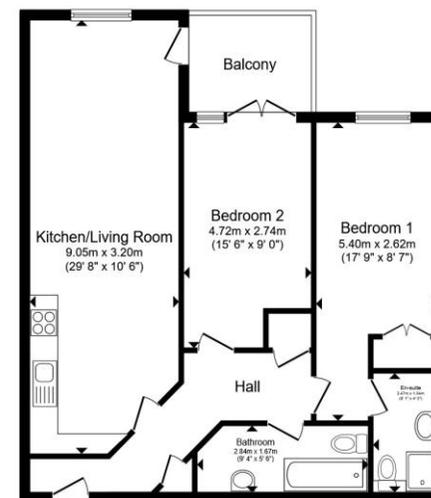
Just a short stroll from Colchester North Station, residents benefit from fast, direct links to London—ideal for those seeking seamless travel connections. Colchester General Hospital is also within close proximity, making the home particularly appealing to those working locally.

A welcoming hallway features two generous utility cupboards, ensuring a clutter-free living space. One cupboard houses a high-efficiency Worcester combi boiler, recently serviced with a Gas Safety Certificate (completed November 2025).

The private balcony, accessible directly from the lounge, provides an excellent spot to unwind outdoors.

The property offers two well-proportioned double bedrooms. The master suite includes a contemporary en-suite shower room, while the second bedroom is served by a modern family bathroom—making the apartment highly suitable for sharers, guests, or home-working arrangements. Both bathrooms are finished to a high standard, ensuring comfort and practicality throughout.

The service charge offers excellent value, conveniently including your water supply costs.



Floor Plan

Total floor area 75.2 m<sup>2</sup> (809 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## Gilbert Court, Clarendon Way, Colchester

- No onward chain – move with ease and confidence
- Top-floor position offering privacy and elevated views
- Bright and spacious open-plan living area – perfect for dining, relaxing or entertaining
- Private balcony accessed from both the lounge and main bedroom
- Two generous double bedrooms
- Master bedroom with stylish en suite shower room
- Allocated parking space

offers in excess of **£190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CCS121224 - 0002

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Tenure: Leasehold EPC Rating: B  
Council Tax Band: B Service Charge: 1600.00  
Ground Rent: 424.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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