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£275,000

Henry Laver Court, Colchester

Situated within the sought-after St Mary's area in the heart of Colchester, this impressive three-bedroom duplex apartment offers beautifully presented living space arranged over two floors - boasting over 1,300 sq ft of accommodation. Perfectly blending contemporary design with generous proportions, it provides an ideal home for families, professionals, or those seeking stylish town-centre living.

The ground floor comprises two well-proportioned bedrooms filled with natural light, alongside a modern family bathroom and a welcoming

hallway leading to the upper level. This floor offers privacy and comfort, creating a calm retreat away from the main living spaces.

Upstairs, the first floor forms the social heart of the home. A striking open-plan living room provides an expansive space for both entertaining and everyday relaxation, complemented by a contemporary kitchen fitted with sleek units and ample workspace. This level also features a spacious principal bedroom with its own bathroom, as well as an additional shower room for convenience.

Externally, the property offers an allocated parking space with an undercover, gated complex. Also benefitting from no onward chain.

Ideally positioned, Henry Laver Court is just a short walk from Colchester's vibrant town centre, offering an array of shops, restaurants, bars, and cultural landmarks including Colchester Castle and the scenic Colchester Castle Park. Excellent transport links are close by, with Colchester Town railway station and Colchester railway station providing direct trains to London Liverpool Street in under an hour. Well-regarded local schools and the nearby University of Essex further enhance the appeal of this superbly located home.











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