

oakheart

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£290,000

Guide Price
Meeanee Mews, Colchester

Guide Price: £290,000 - £300,000.

An executive two-bedroom, two-bathroom luxury apartment that redefines contemporary urban living. Located within mere footsteps of the idyllic Abbey Fields, Colchester's vibrant City Centre, and the conveniently accessible Colchester Town Station, which offers direct trains to London Liverpool Street, this property effortlessly combines convenience and luxury.

Step inside and be greeted by the ground floor's spacious entrance hall, setting the tone for what lies beyond. The real jewel of this

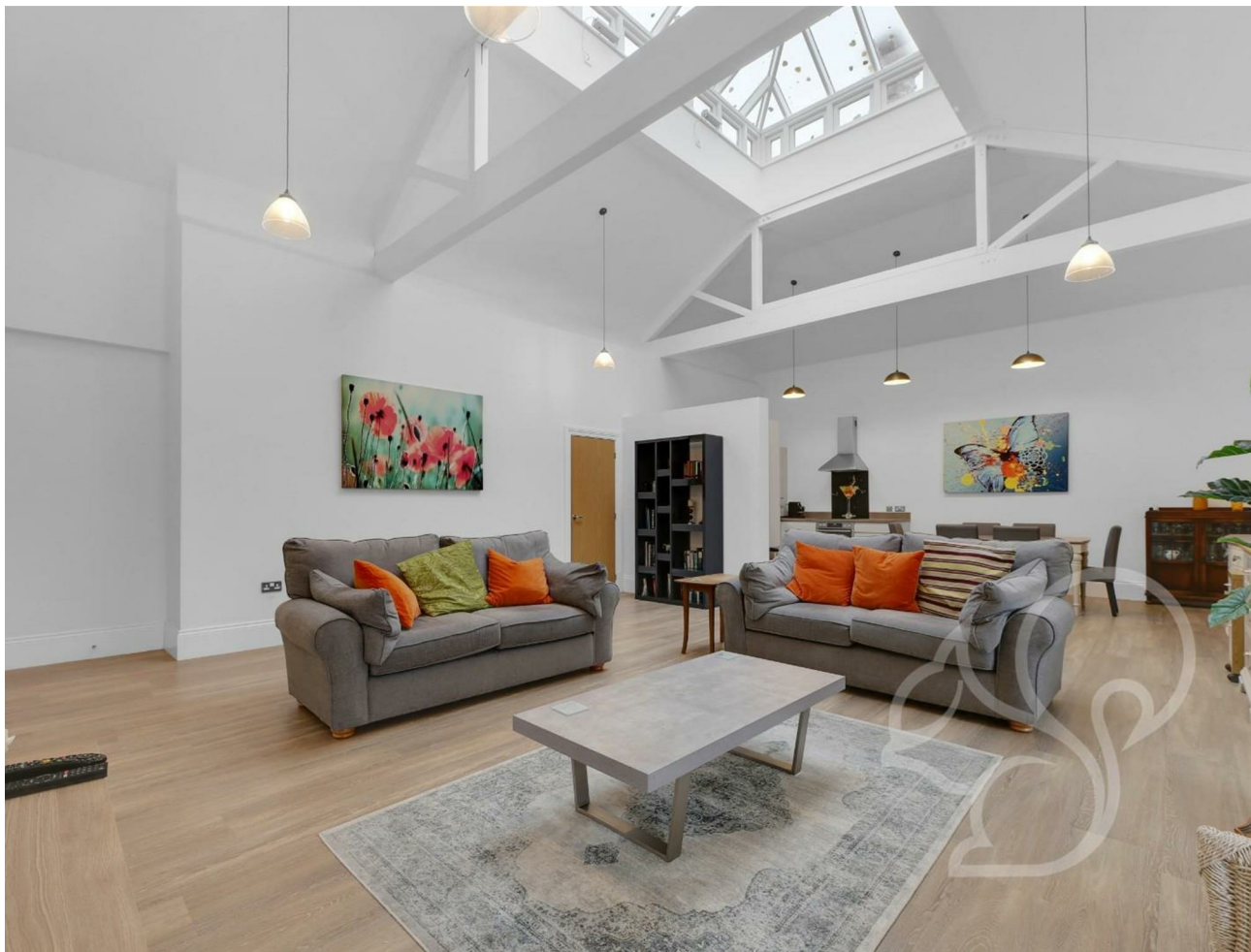
home is the stunning open-plan lounge, kitchen, and dining area, boasting tall apex/vaulted ceilings and ceiling windows that flood the space with an abundance of natural light, creating an inviting and airy atmosphere that's perfect for both relaxation and entertaining.

The principal bedroom is a haven of modern sophistication, complete with its own en-suite bathroom for added privacy and convenience. A second double bedroom provides ample space for guests or family members, and the stylish family bathroom ensures that no detail is overlooked. To keep you warm and comfortable throughout the year, this apartment features underfloor heating that's both

efficient and luxurious.

As you venture outside, you'll find not one, but two allocated parking bays, ensuring your vehicles are always accommodated with ease. Additionally, this property enjoys access to communal grounds, providing a tranquil escape from the hustle and bustle of city life.

What sets this property apart even further is the fact that it is being sold with no onward chain, making it an attractive opportunity for those looking to move swiftly and effortlessly into their next home.

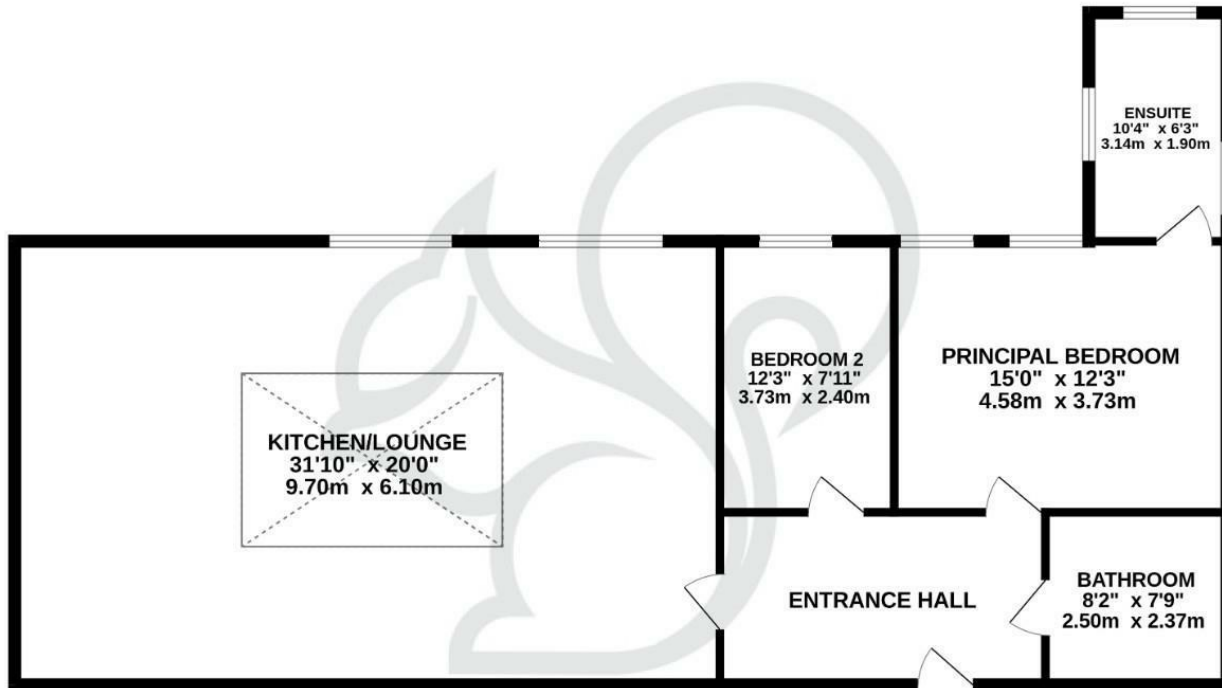








GROUND FLOOR
1851 sq.ft. (172.0 sq.m.) approx.



TOTAL FLOOR AREA : 1851sq.ft. (172.0 sq.m.) approx.

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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Local Authority:
Colchester

Tenure:
Leasehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	42
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Colchester
01206 803 308
colchester@oakheartproperty.co.uk
2b Cotman Road, Colchester, Essex, CO3 4QJ

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