

oakheart



£160,000

Guide Price
Ratcliffe Court, Colchester

Guide Price: £160,000 - £170,000.

Welcome to this well-presented first-floor 2-bedroom apartment ideally situated to the north of Colchester, just off Ipswich Road. Upon entering, you are greeted by an inviting entrance hall adorned with two convenient storage cupboards, providing ample space for everyday essentials.

The heart of the home unfolds into a spacious lounge seamlessly

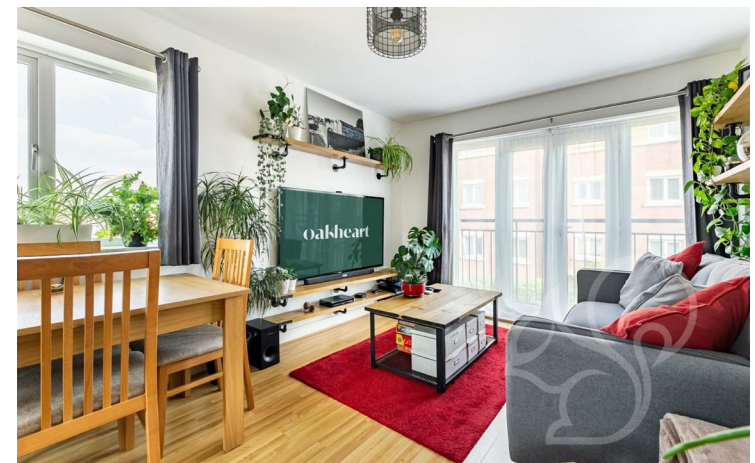
connecting to the modern kitchen, creating a harmonious flow perfect for both relaxation and entertainment. A delightful Juliette balcony enhances the ambience, offering a charming spot to enjoy the fresh air and scenic views.

Retreat to the principal bedroom, complete with built-in wardrobes, providing practical storage solutions while maintaining a clutter-free environment. The second bedroom offers versatility, ideal for accommodating guests, setting up a

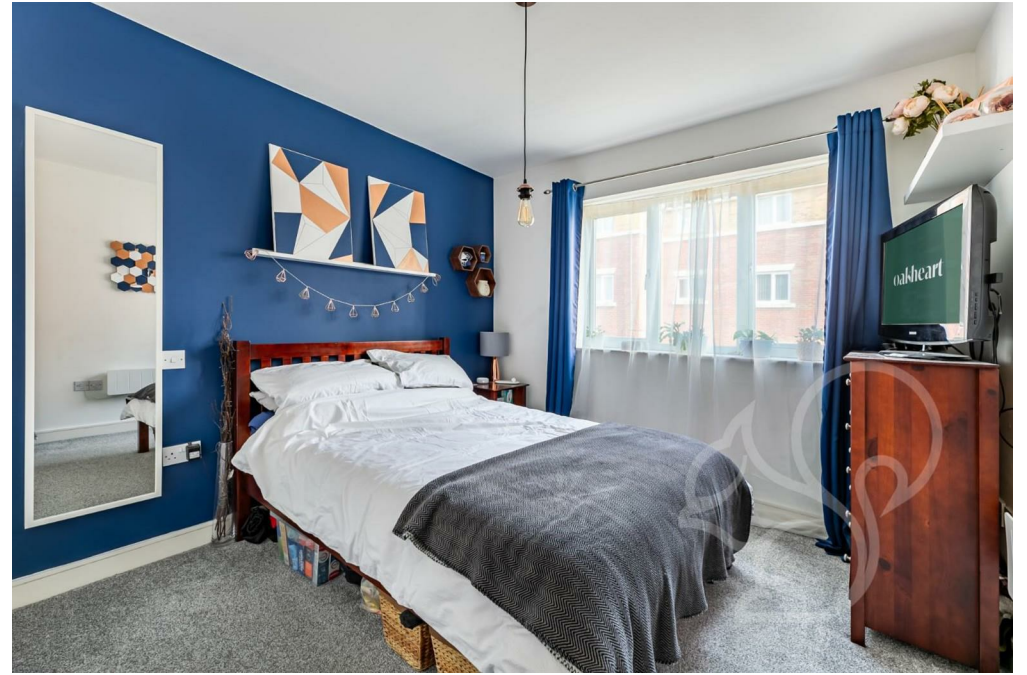
home office, or indulging in personal hobbies.

Completing the accommodation is a well-appointed family bathroom, with the added benefit of underfloor heating, offering comfort and convenience for daily routines.

Externally, residents can relish in the tranquil surroundings of communal gardens, providing a serene escape from the hustle and bustle of daily life. Additionally, allocated parking ensures hassle-free parking arrangements, adding to the convenience and ease of living in this desirable location.

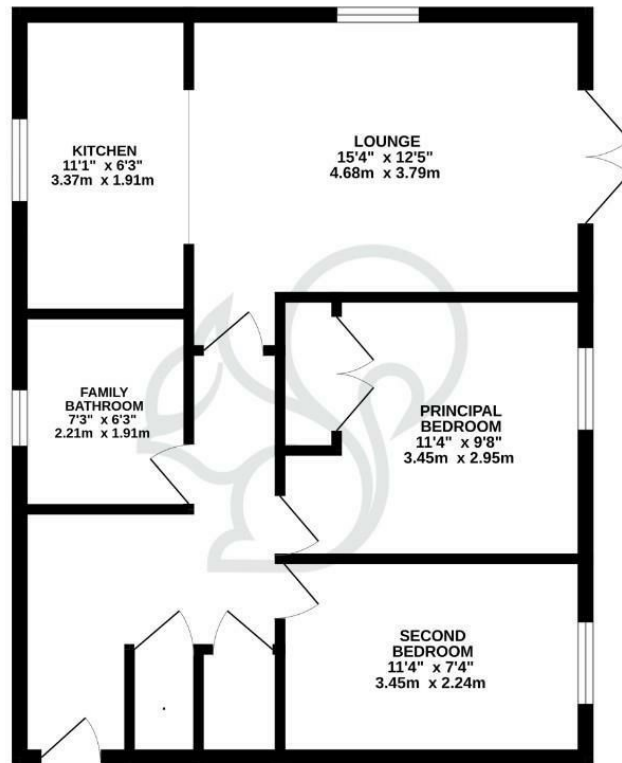








GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA: 577 sq ft. (53.6 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 |
|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | 79 | 79 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC  | |

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