

oakheart



£200,000

Offers In Excess Of
Pipit Court, Colchester



This impeccably maintained two-bedroom apartment, conveniently situated to the West of Colchester, offers a contemporary living experience. Nestled in close proximity to essential local amenities, swift A12 access, excellent educational facilities, and within walking distance of Tollgate retail park, as well as an array of inviting pubs and restaurants.

Upon entering the building, you'll be welcomed by a

communal entrance hallway, where a brief ascent to the top floor reveals this charming apartment. The entrance hallway grants access to two generously proportioned double bedrooms, with the principal bedroom enjoying the added convenience of an en suite shower room. The main bathroom is thoughtfully designed, featuring a bathtub, wash basin, and W.C.

The heart of this home is the open-plan lounge, dining

area, and kitchen, creating a versatile space for cooking, entertaining, and unwinding. The kitchen boasts all the modern amenities one would expect, while the lounge and dining area basks in an abundance of natural light and offers ample room to relax and socialize.

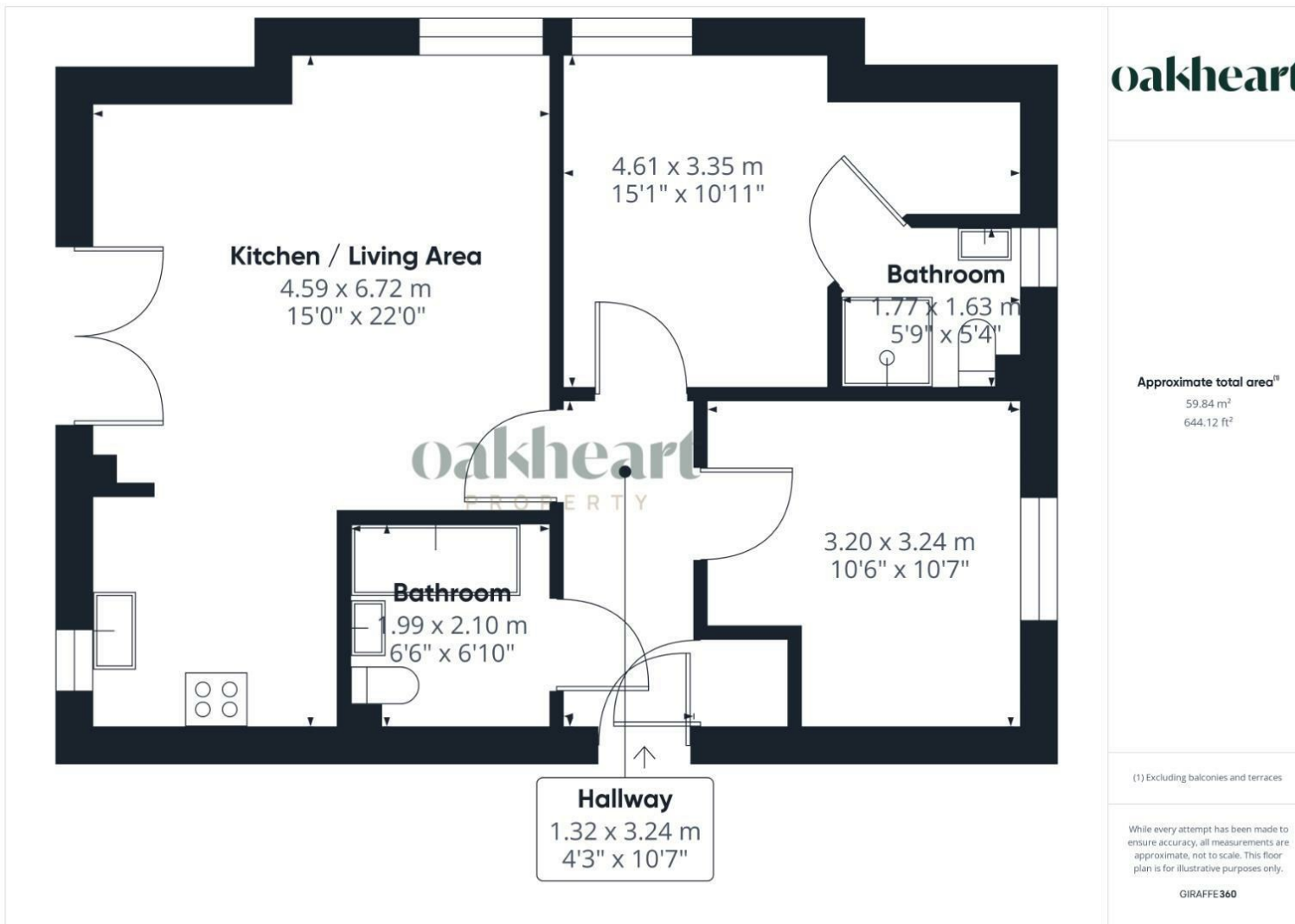
Outside, the property boasts the advantage of two designated parking spaces for your convenience.











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 | 82 | 82 |
| (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 | |

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.