

oakheart



£90,000

Guide Price  
Nicholsons Grove, Colchester





Guide Price £90,000 - £100,000.

This studio apartment, available with no onward chain, presents an excellent investment opportunity or a chance for first-time buyers to enter the property market.

While the accommodation requires some minor

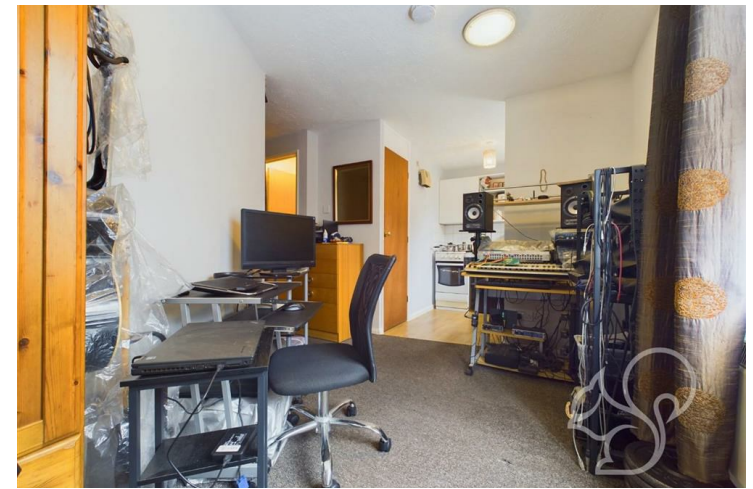
modernisation, it offers a living area, kitchen, bedroom, and shower room. The property also includes an allocated parking space.

Located in a popular area within proximity to Colchester city centre, the apartment is conveniently close to local amenities and just a short distance from the city centre and the train station, providing

direct links to London Liverpool Street.

Agents Note:

A tenant is currently in place paying £550pcm



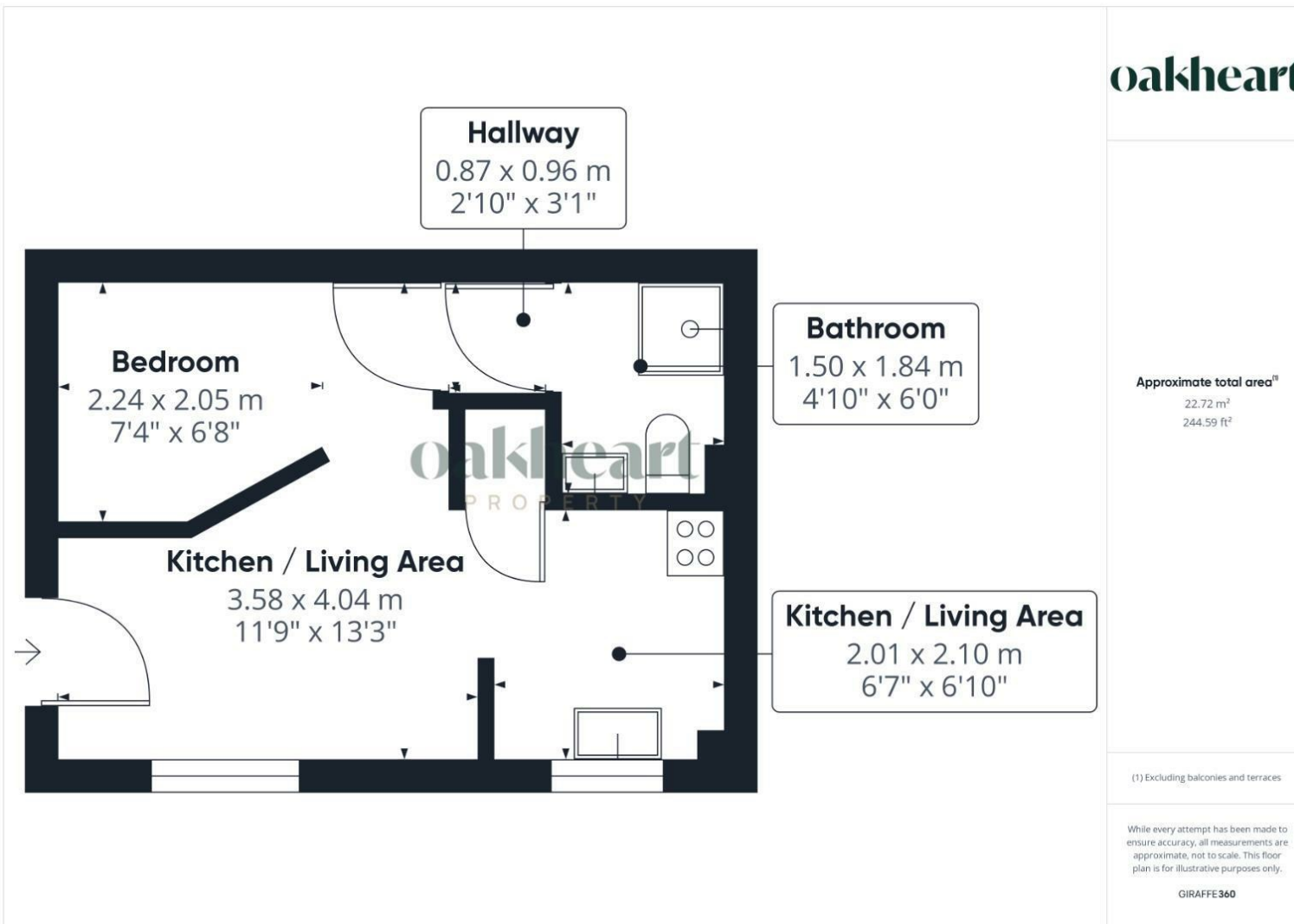













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**Local Authority:**  
Colchester

**Tenure:**  
Leasehold

**Council Tax Band:**  
A

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

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