

oakheart

£425,000

Guide Price  
Bergholt Road, Colchester





Guide Price: £425,000 - £450,000

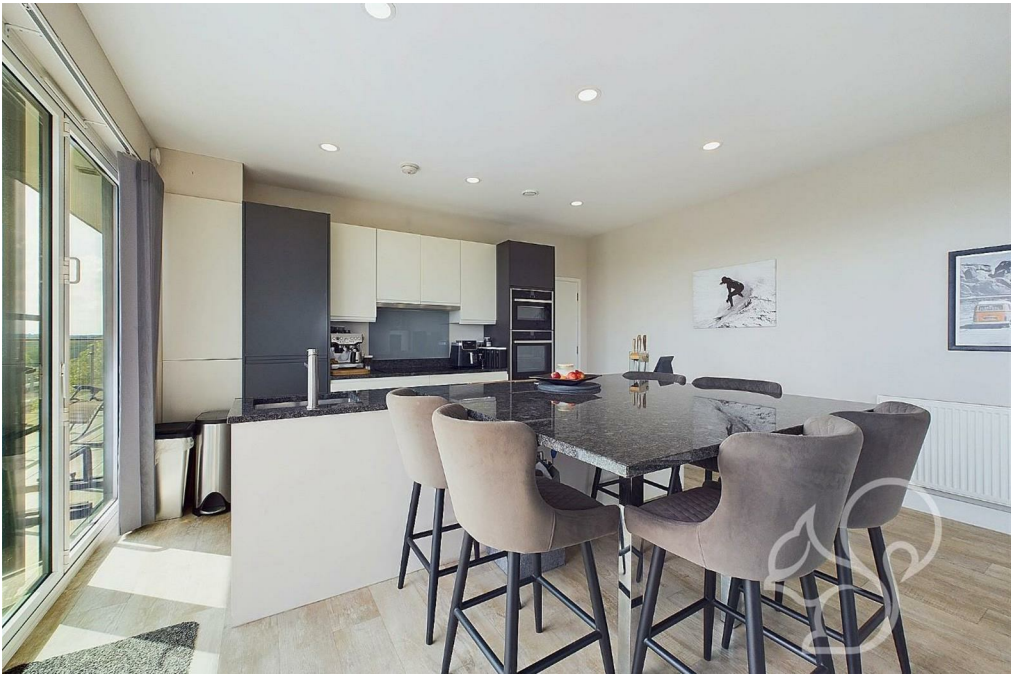
An exquisite two bedroom luxury penthouse apartment, nestled within the prestigious Station Square development. This remarkable residence offers unparalleled convenience, being just a stone's throw from Colchester North Station with direct mainline links to London Liverpool Street. Additionally, it provides excellent access to Colchester's historic city centre, reachable by a short bus ride, drive, or a leisurely walk.























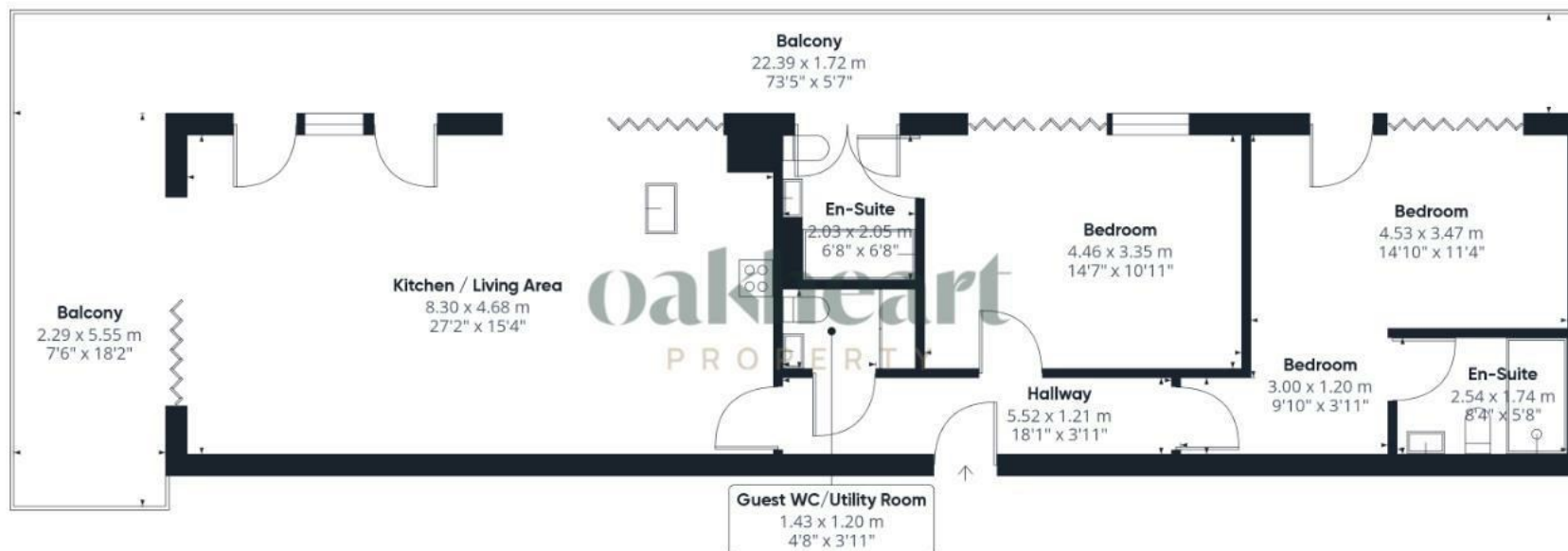












Approximate total area<sup>(1)</sup>

90.21 m<sup>2</sup>

970.98 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360




Local Authority:  
Colchester

Tenure:  
Leasehold

Council Tax Band:  
D



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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