

oakheart



£230,000

Londinium Road, Colchester

INVESTMENT OPPORTUNITY - WITH TENANT IN SITU UNTIL MARCH 2025

Situated within easy walking distance of Colchester's vibrant town centre, this stunning two-bedroom, second-floor apartment offers an array of local amenities, including food, retail, and entertainment facilities.

Upon entering the apartment, you are greeted by a hallway

featuring a built-in cupboard on the left. Moving forward, you will find the master bedroom on the right, a spacious double bedroom that is neutrally decorated and bathed in natural light from a full window. Adjacent to the master is the second double bedroom, also featuring a full window and plush light flooring.

The bright and airy open-plan living area serves as the heart of the home, showcasing wood-effect flooring throughout and ample space for dining. The fully integrated kitchen is equipped

with a single oven, fridge/freezer, dishwasher, and washing machine, all complemented by a range of sleek white units fitted to a high standard. The accommodation is completed by a stylish three-piece bathroom suite, including a shower over the bath.

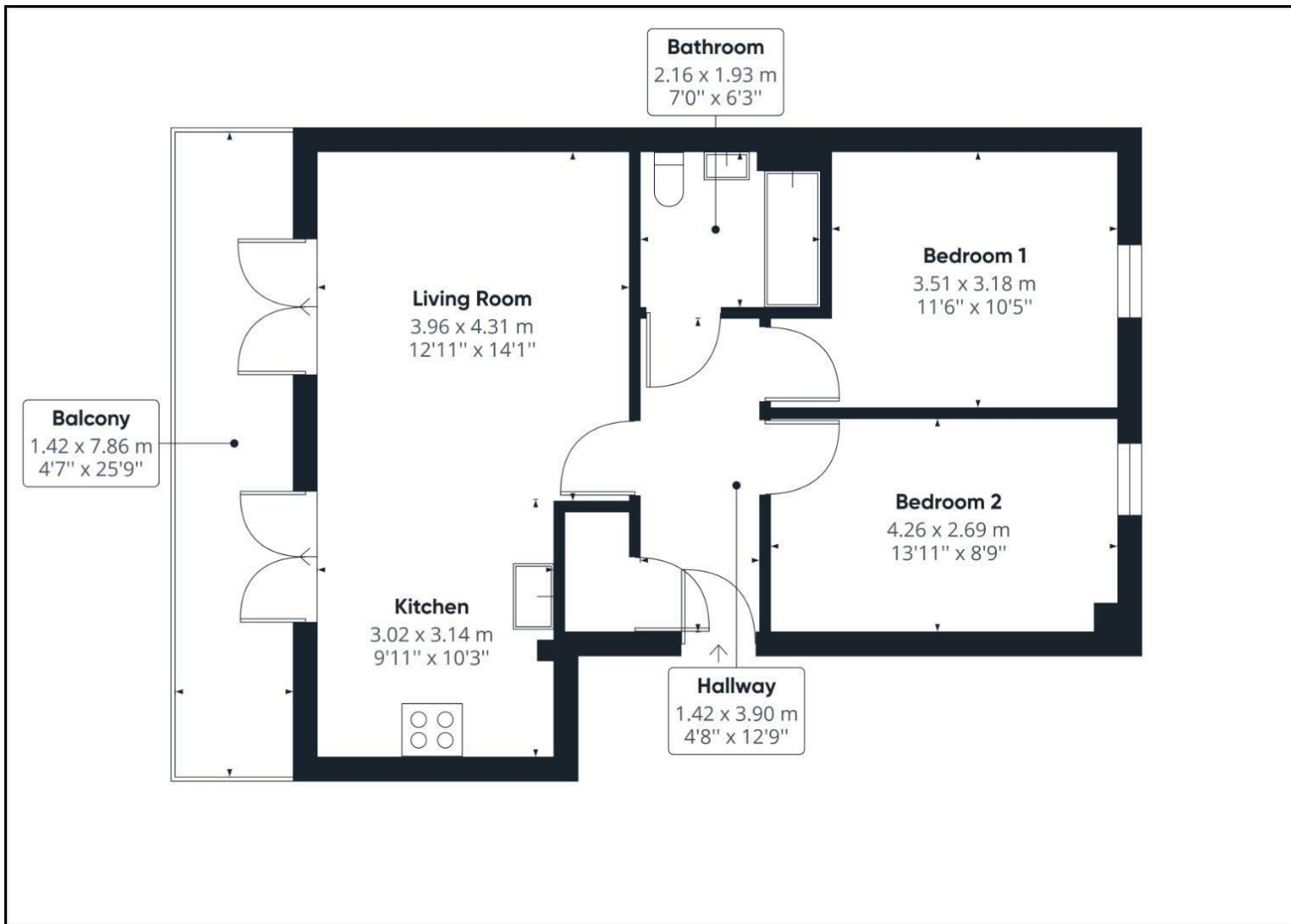
Externally, the apartment boasts a large balcony accessible from the living room, and an allocated parking space for one vehicle.












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	83	83
(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.

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