

oakheart



£160,000

Guide Price  
Hardie's Point, Colchester

Guide Price: £160,000 - £170,000.

\*Investment Purchase only - Tenants In Situ until October 2025

This two-bedroom second-floor apartment is situated in the Hythe Quay area. Benefitting from being within easy walking distance of Hythe Station for convenient city links as well as large Tesco superstore, the

property also offers excellent access to Colchester Town Centre and the University of Essex.

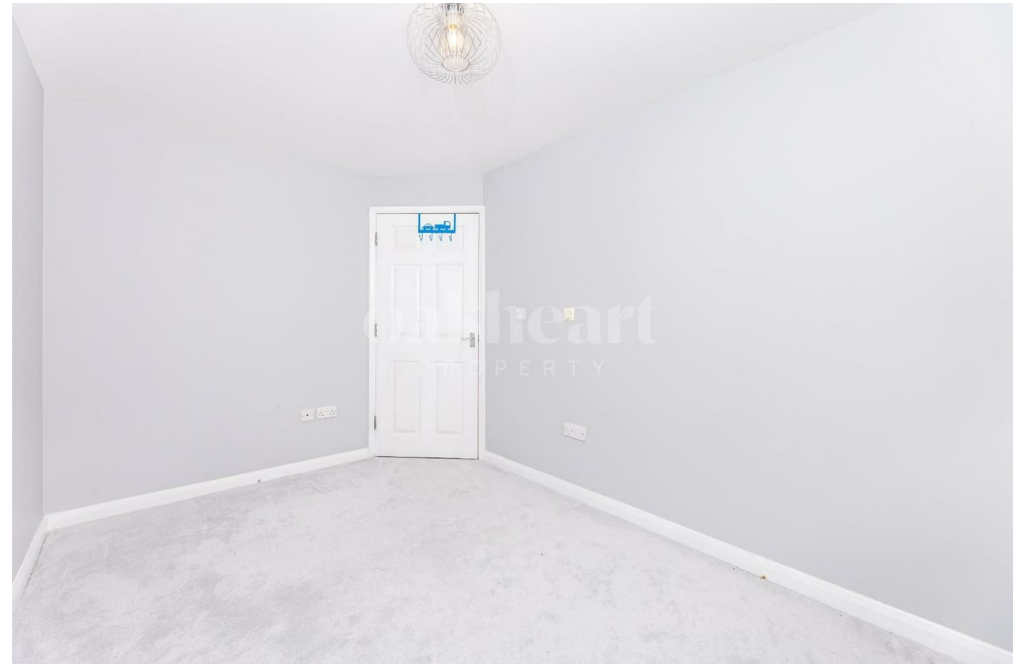
Well-presented throughout, the accommodation comprises of a generous lounge/diner with access to a balcony. Impressively contemporary, the kitchen is fitted with a range of sleek white units with an integrated oven, washer/dryer and dishwasher. Providing two double bedrooms, of which the master

bedroom boasts a modern en-suite shower room and a stunning bathroom suite including a bath with shower fixture, built-in storage and a large wall-mounted mirror.

The accommodation benefits from a balcony for additional seating/dining area in a private outdoor space, as well as underfloor heating, a communal lift and allocated parking with visitors parking.

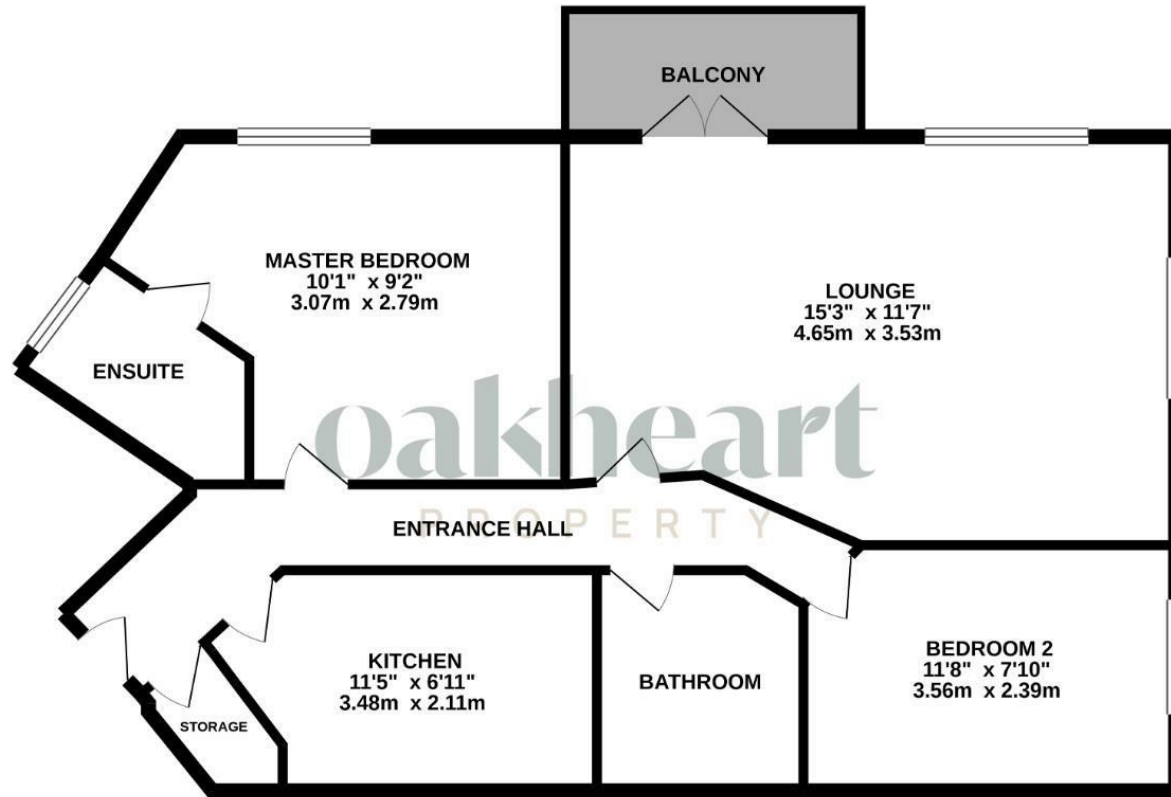








# GROUND FLOOR




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.  
Made with Metropix ©2021

**Local Authority:**  
Colchester

**Tenure:**  
Leasehold

**Council Tax Band:**  
B

## 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>	66	68
(55-68) <b>D</b>		
(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.

Oakheart Colchester  
01206 803 308  
colchester@oakheartproperty.co.uk  
2b Cotman Road, Colchester, Essex, CO3 4QJ

**oakheart**