

oakheart



£325,000

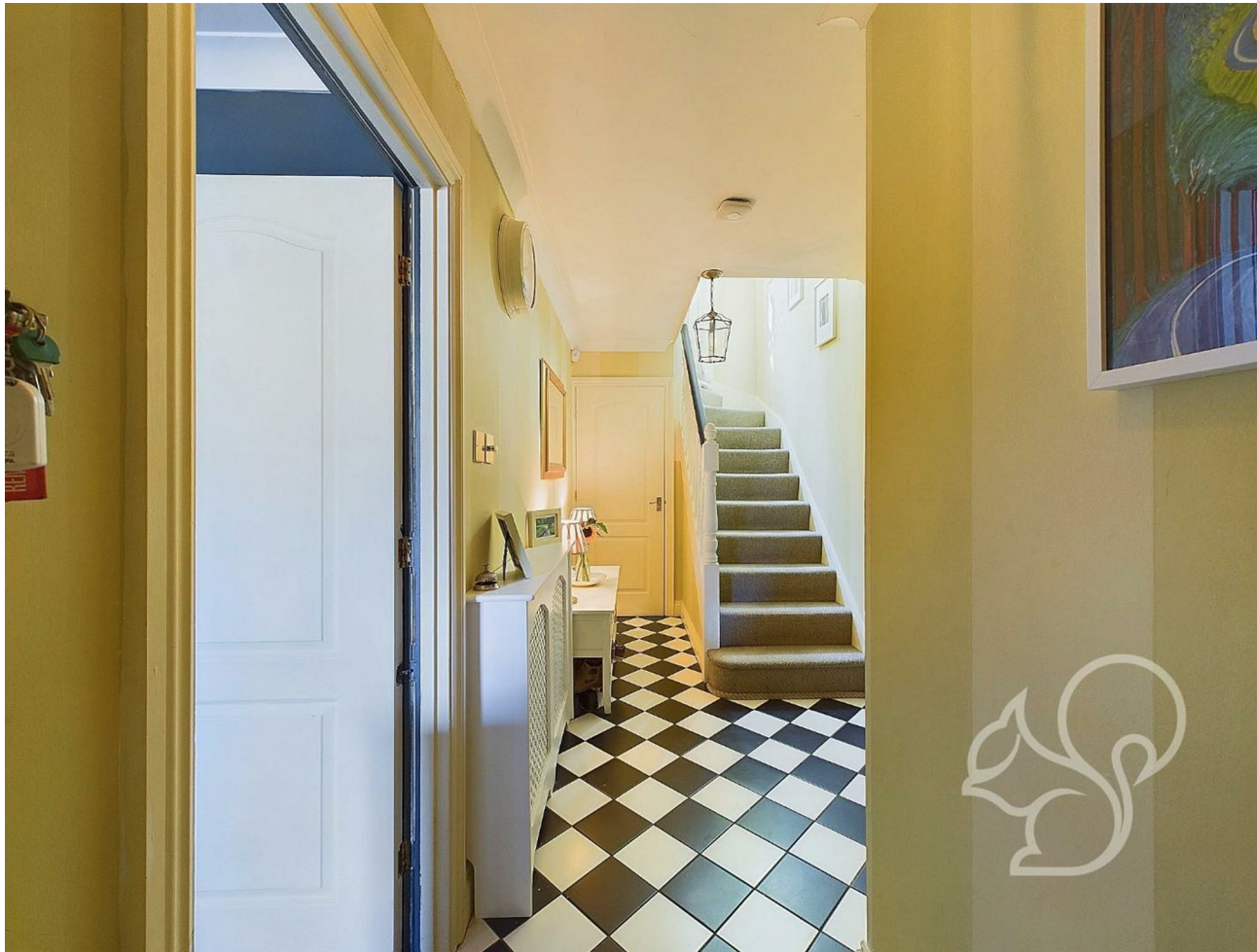
Guide Price
Robin Crescent, Stanway



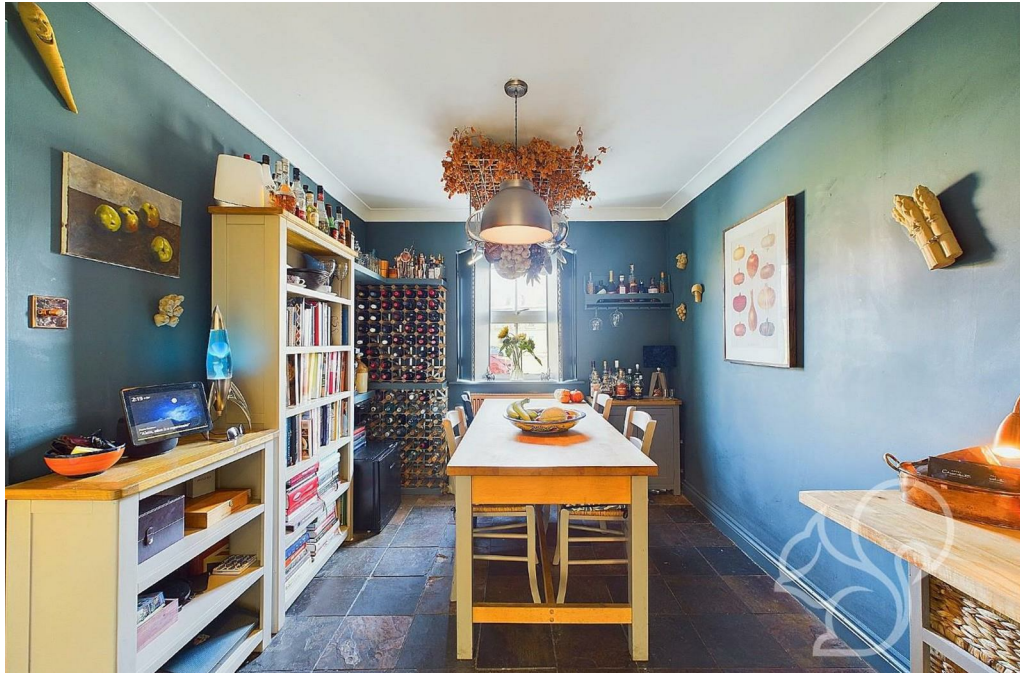
Guide Price £325,000 - £350,000

Located in a quiet crescent, this spacious and well-presented three-bedroom, two-bathroom townhouse offers the perfect combination of modern elegance and lakeside tranquillity. Surrounded by scenic walking trails and a peaceful lake, this home provides a serene environment, while still offering convenient

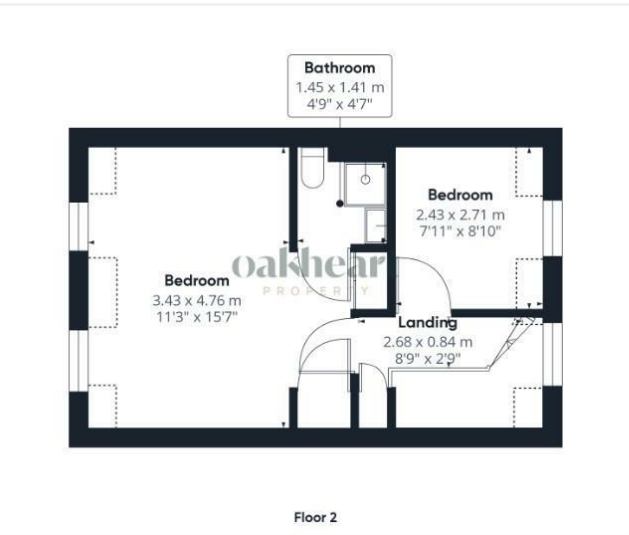
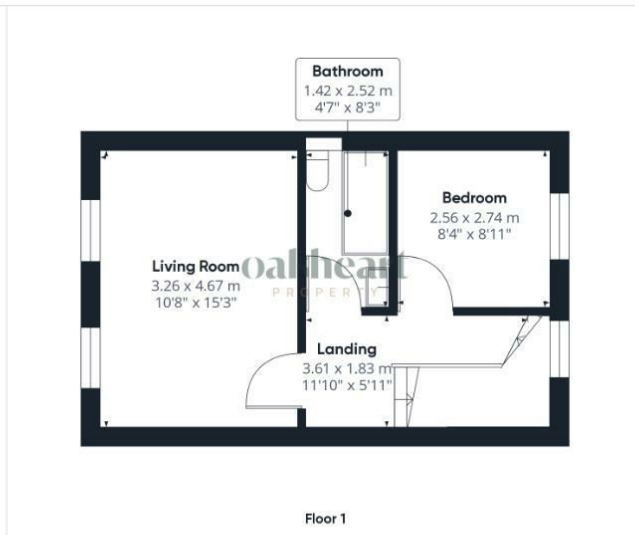
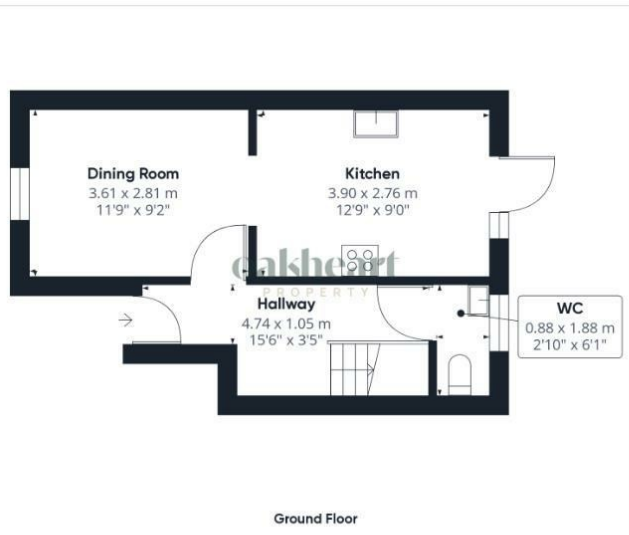
access to major amenities. Located close to high-performing schools, Stane Retail Park, the A12 & Marks Tey Station, offering direct trains into London Liverpool Street.











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Approximate total area⁽¹⁾

91.74 m²
987.48 ft²

Reduced headroom

2.2 m²
23.68 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.


GIRAFFE360

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(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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