

oakheart



£230,000

Barcro Square, Colchester



A modern and spacious two-bedroom, two-bathroom ground-floor apartment, ideally located in a sought-after area within proximity to local amenities, Colchester City Centre, and Colchester North Station, which provides direct trains to London Liverpool Street.

As you step through the front door, you are greeted by a welcoming entrance hall, offering a sense of space and practicality, with upgraded flooring throughout the apartment. The hallway features multiple storage cupboards, ensuring plenty of room to keep your home clutter-free and organized.

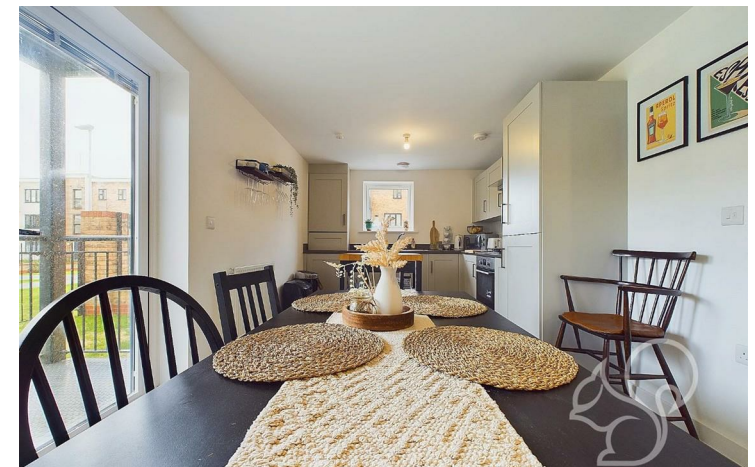
The principal bedroom is generously sized, benefiting from large windows that allow natural light to flood in, creating a bright and airy atmosphere. This room

also boasts a sleek and modern en-suite shower room, finished to a high standard with contemporary fittings, providing a perfect private retreat. The second double bedroom is currently utilized as a comfortable lounge/snug, demonstrating the versatility of the space, and could easily be repurposed as a guest room or home office if required. The elegant family bathroom is conveniently positioned off the hallway and is well-appointed with a modern suite, including a bathtub.

The heart of the home is the impressive open-plan kitchen/diner. This spacious area has been thoughtfully designed with modern living in mind, featuring a range of integrated appliances and an abundance of cupboard and worktop space, making it both functional and stylish. The dining area offers ample

space for a dining table, making it perfect for both everyday meals and entertaining guests. French doors lead directly from the kitchen/diner out to the south-facing private balcony—a real highlight of the property. This outdoor space is the perfect suntrap, ideal for enjoying al fresco dining, relaxing with a book, or simply soaking up the sun.

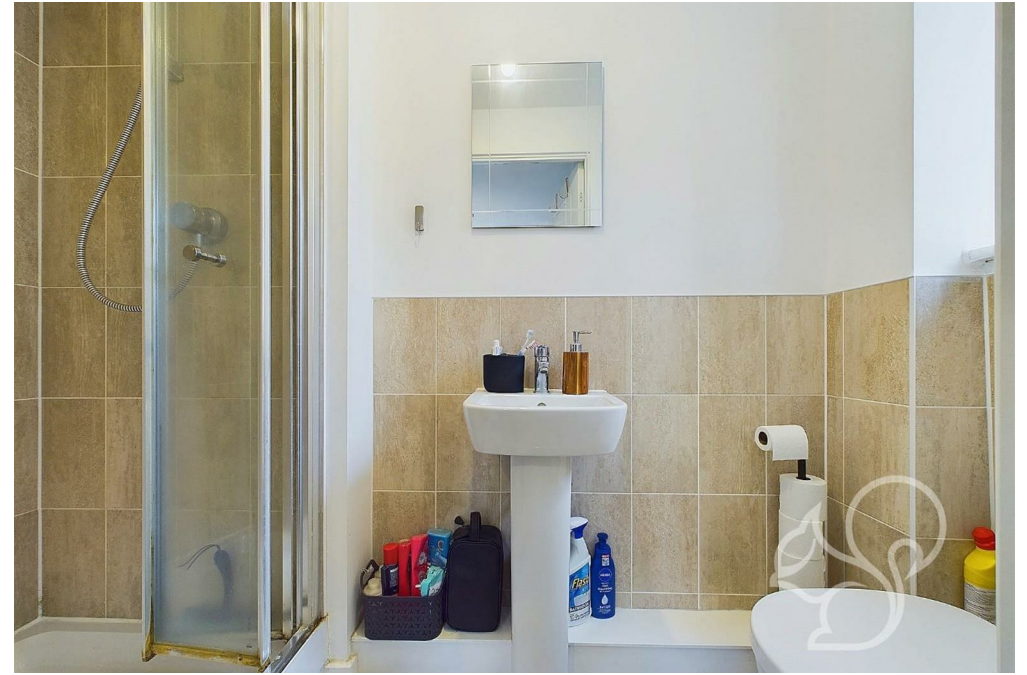
Externally, the apartment benefits from an allocated parking space, providing convenience and peace of mind for residents.





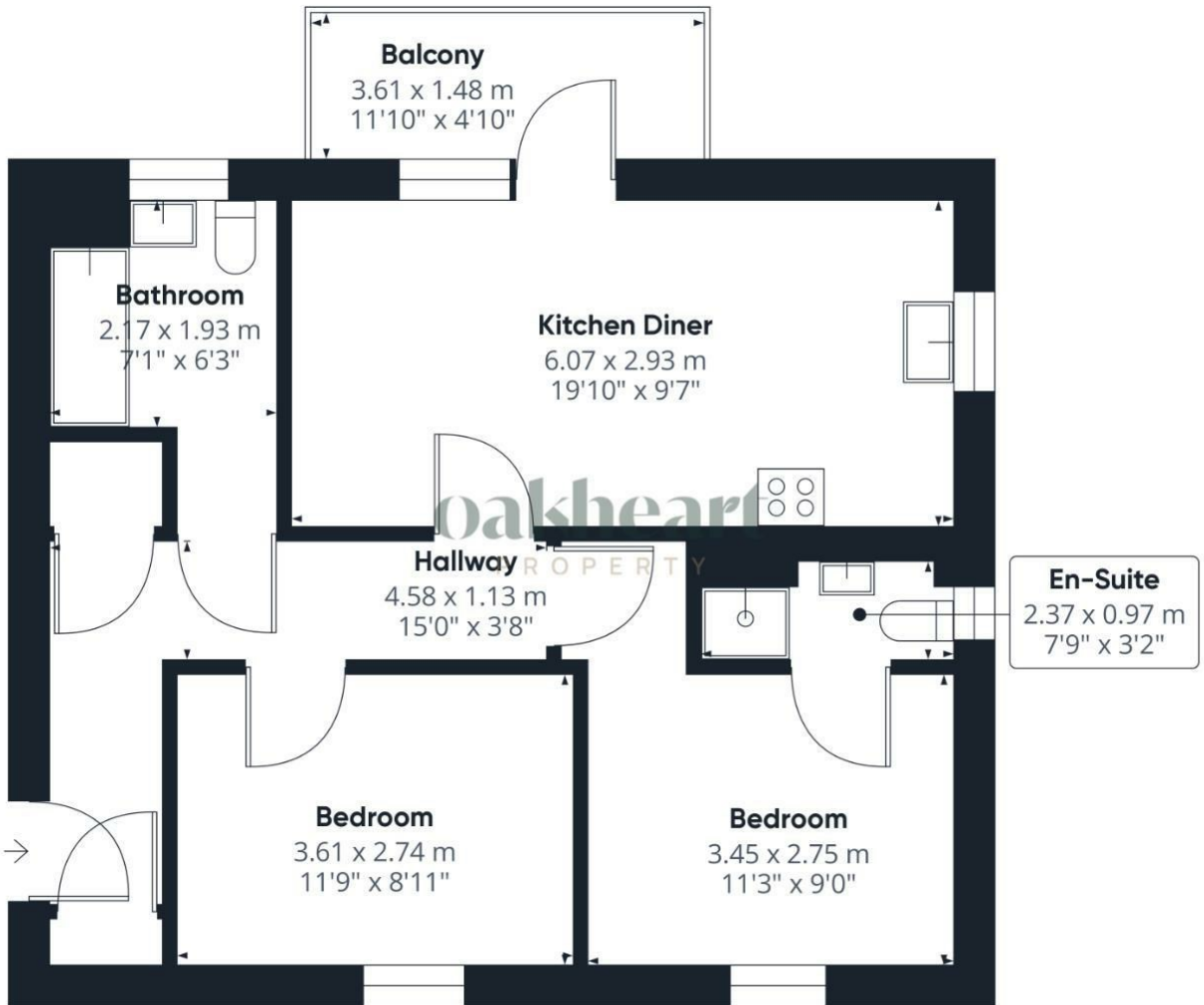












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**Approximate total area<sup>RM</sup>**

54.55 m<sup>2</sup>  
587.17 ft<sup>2</sup>

**Balconies and terraces**

5.32 m<sup>2</sup>  
57.26 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.

Calculations are based on RICS IPMS 3C standard.


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**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>	<b>83</b>	<b>83</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>		
<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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