

oakheart



£100,000

Guide Price

De Grey Road, Colchester



Guide Price: £100,000 - £110,000.

This spacious and beautifully presented studio apartment is ideally located in North Colchester, offering convenient access to Colchester General Hospital, the newly developed Northern Gateway Leisure Park, David Lloyd Gym, the A12, and Colchester North Station with direct trains to London

Liverpool Street.

The apartment features an open-plan layout, including a bright and airy kitchen, living, and bedroom area, complete with a large double storage cupboard/wardrobe. The entrance hall leads to a generously sized shower room with a walk-in shower, toilet, and wash basin. The standout feature is the

private balcony, offering spectacular far-reaching field views, perfect for unwinding or entertaining.

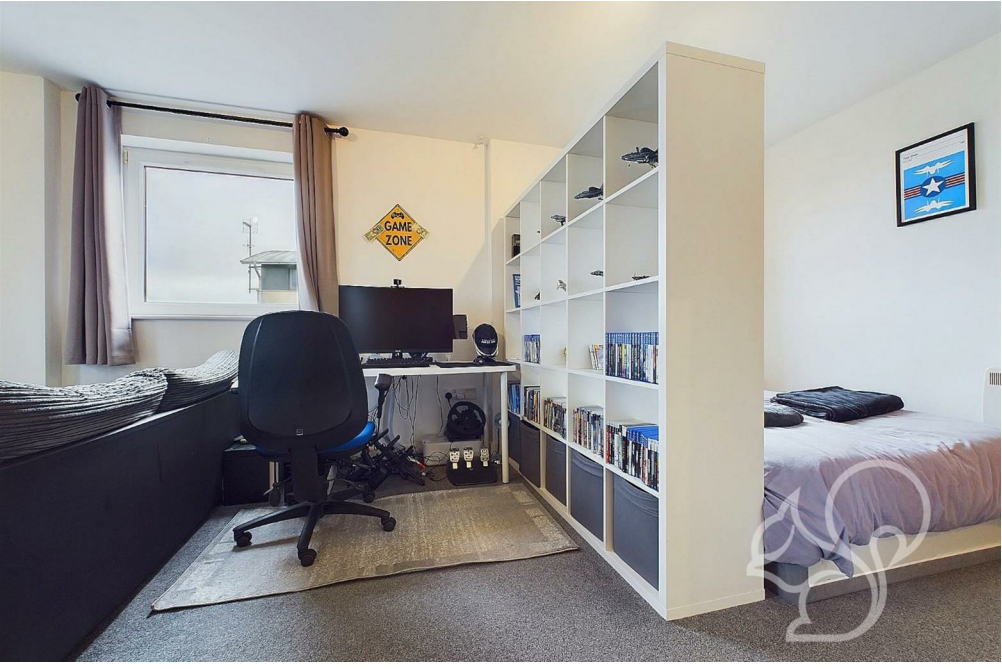
The block benefits from a lift for easy access, and outside, there is an allocated parking space for your convenience.





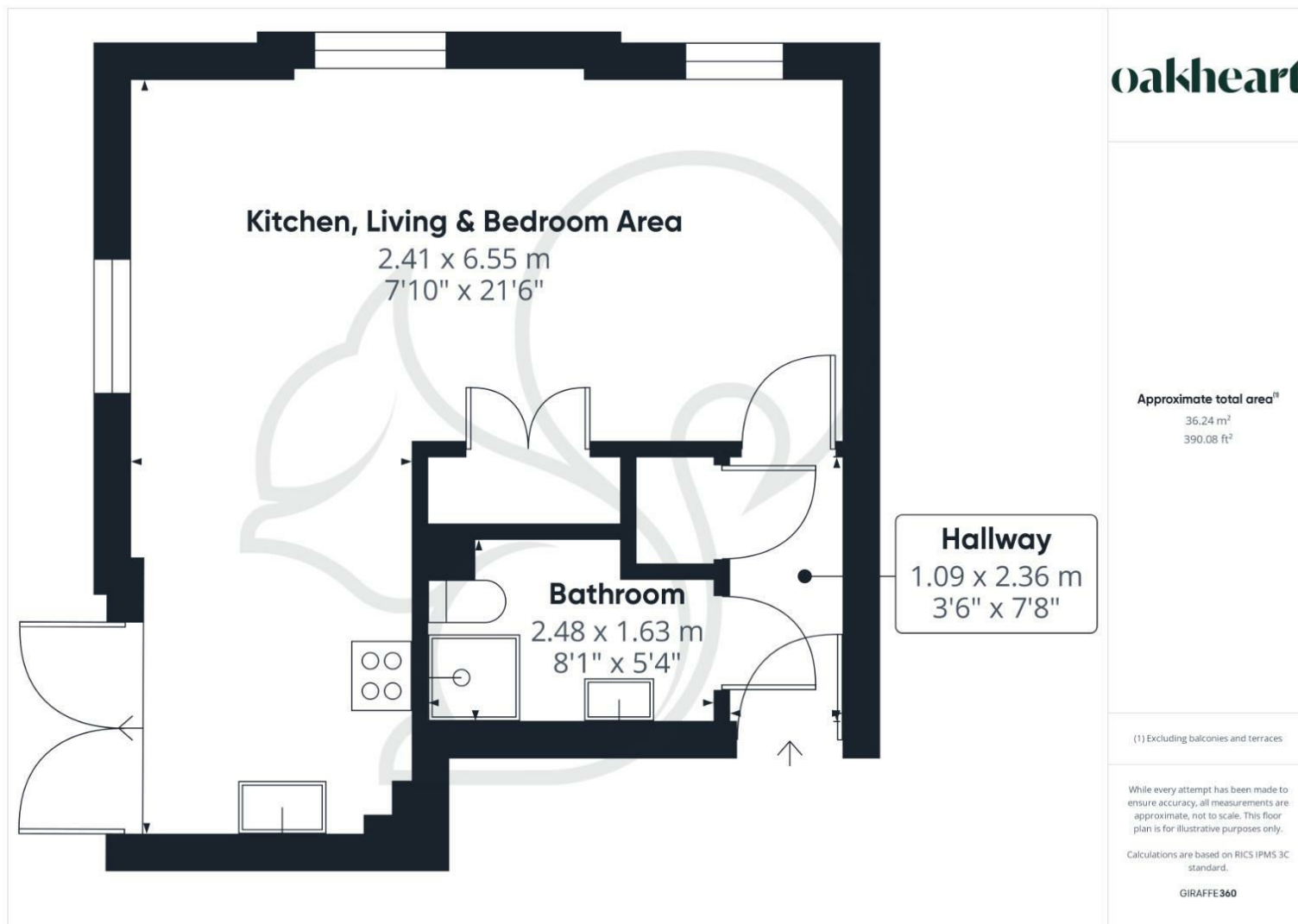












**Local Authority:**  
Colchester

**Tenure:**  
Leasehold

**Council Tax Band:**  
A

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	84
(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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