

oakheart

£210,000

Guide Price

Point Chase, Marks Tey



This executive-style ground-floor apartment is located in the highly sought-after Point Chase development in Marks Tey. Benefiting from being just a short walk to the Marks Tey train station and a number of local shops and amenities.

Well-presented throughout, this two-bedroom apartment offers a modern open-plan lounge/kitchen,

fitted with integrated appliances. The living room also features an outdoor terrace area which overlooks a small green area. The generous master bedroom benefits from fitted wardrobes whilst the second bedroom is also of double size and features built-in storage. Finally, the family bathroom is of good size and features a shower over the bath.

Externally the property features one allocated parking space.

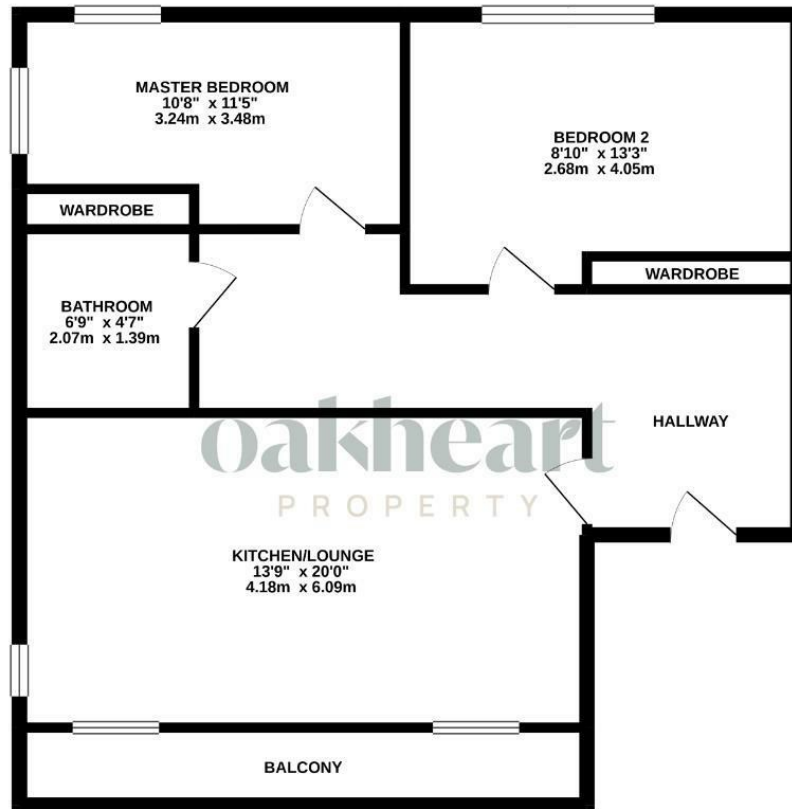








## GROUND FLOOR




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 for 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.  
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**Local Authority:**  
Colchester Borough

**Tenure:**  
Leasehold

**Council Tax Band:**  
C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(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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