

oakheart

£210,000

Clarendon Way, Colchester





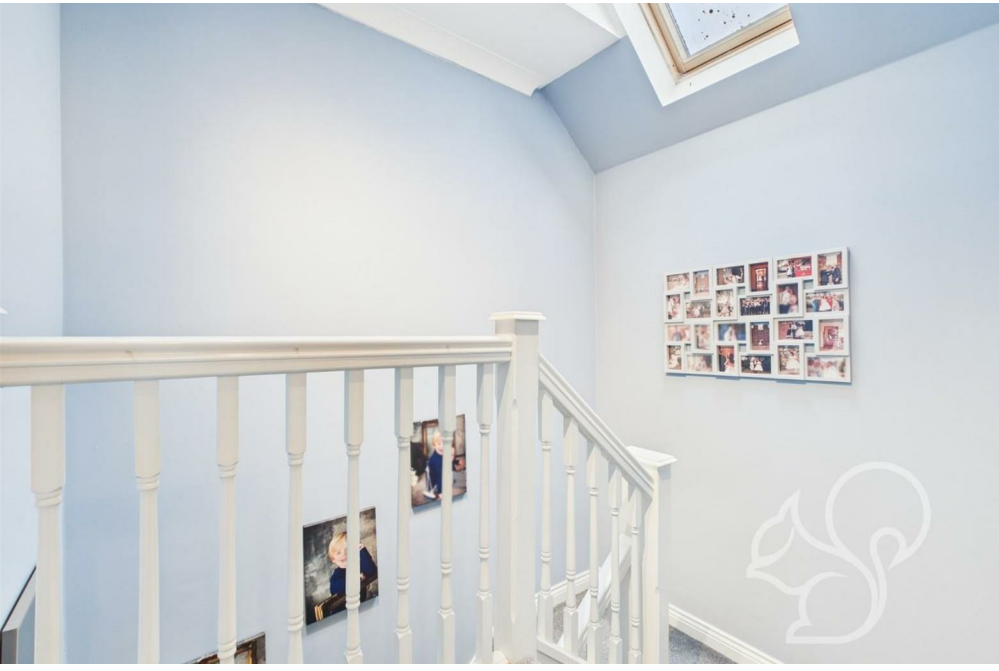
Situated in a highly sought-after location, this beautifully presented two-bedroom, two-bathroom duplex apartment offers generous living space and modern interiors. Positioned within close proximity to Colchester City Centre, the A12, and Colchester North Station, it provides excellent transport links, including direct trains to London Liverpool Street, making it an ideal choice for commuters and professionals.









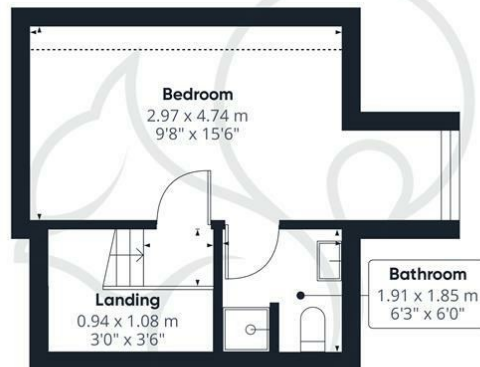








Ground Floor



Floor 1

**oakheart**

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

75.52 m<sup>2</sup>  
812.89 ft<sup>2</sup>

**Reduced headroom**

1.66 m<sup>2</sup>  
17.85 ft<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

**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>	71	72
(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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