

oakheart

£200,000

Guide Price

Clarendon Way, Colchester



Guide Price £200,000 - £210,000

Being sold with No onward Chain, Nestled in a prime location, this well presented 2-bedroom, 2-bathroom ground floor apartment offers the ultimate blend of modern living and convenience. Just a short stroll from Colchester North Station, you'll enjoy seamless access to mainline services connecting you to London Liverpool Street, Norwich, and Ipswich, making it a commuter's dream.

Recently transformed with a fresh new look, this apartment boasts a brand-new fitted kitchen, complete with integrated washing machine and dishwasher. The spacious lounge diner is ideal for entertaining or relaxing, while the two bedrooms provide ample space for rest.

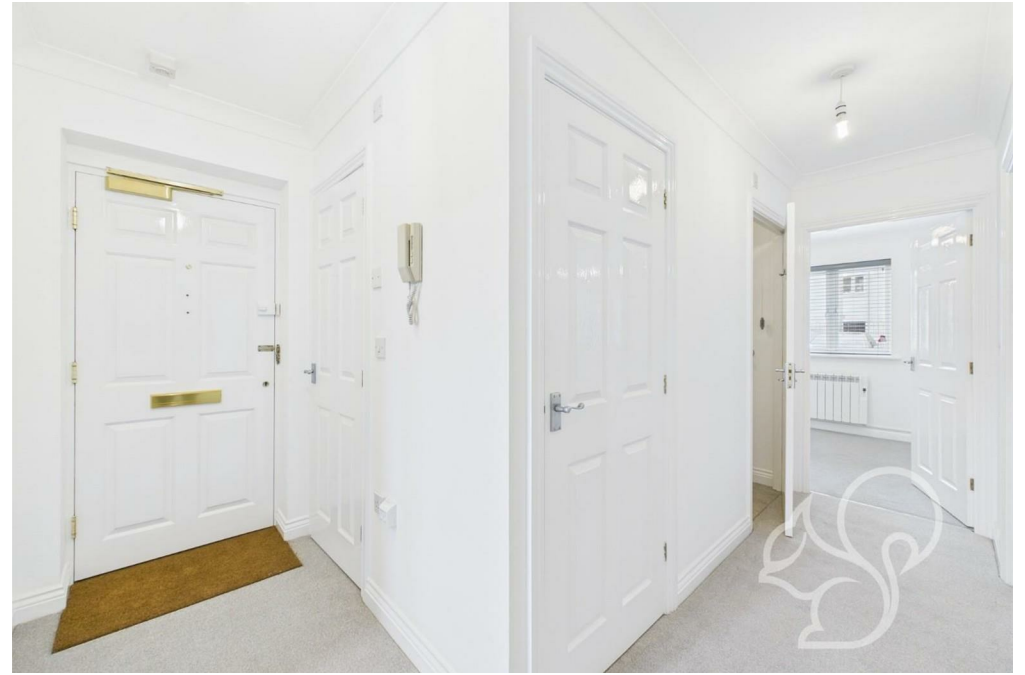
The principal bedroom features a ensuite shower facility, complemented by a family bathroom serving the second bedroom. The entrance hall sets the tone for a living experience

with storage cupboard for additional benefit.

Outside, you'll find one allocated parking space, with additional visitor spaces available via permit. This apartment is perfect for those seeking a stylish, well-appointed home with excellent connectivity to local amenities and major cities.

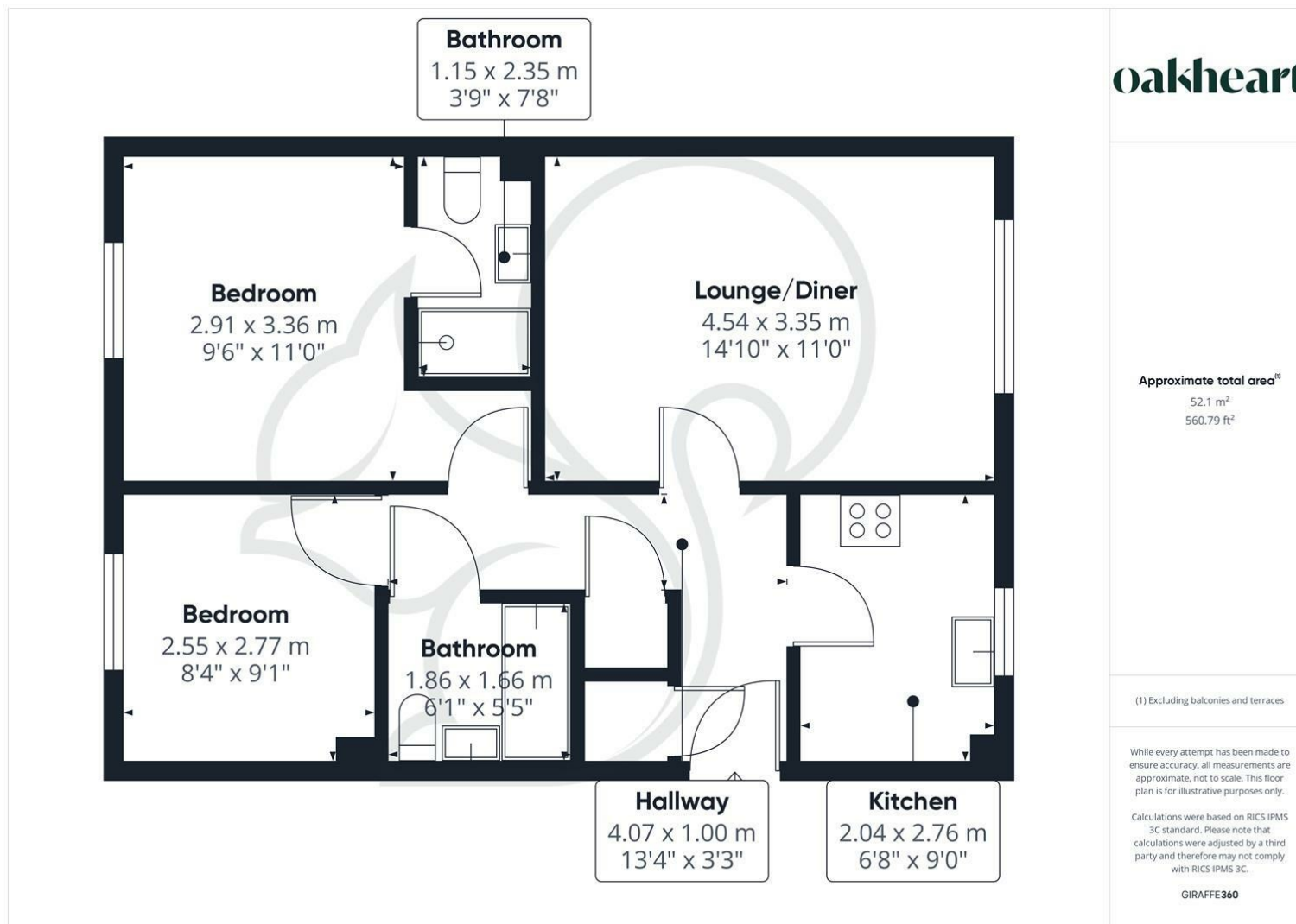













**Local Authority:**

**Tenure:**  
Leasehold

**Council Tax Band:**  
B

### 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>		<b>75</b>
(55-68) <b>D</b>	<b>60</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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