

oakheart

£1,000 Per Month

Per Month

32A Crouch Street, Colchester



Located in the heart of Colchester's city centre, is this executive-style one bedroom apartment. Benefitting from an abundance of local amenities on the doorstep including retail, food and leisure facilities. The property sits within walking distance of easy bus routes to North Station for major city links including London Liverpool Street, Chelmsford, etc.

Fitted to a high standard and contemporary in style, the accommodation comprises of open plan living with dual aspect windows for plenty of natural lighting and a modern kitchen, fitted with integrated appliances including a fridge/freezer, oven and a washing machine. Ideal for a couple or single occupier, the property further provides a generous double bedroom with fitted wardrobes and with a

stylish bathroom suite. Parking available on request.

Call the Oakheart Lettings team today to arrange a viewing!

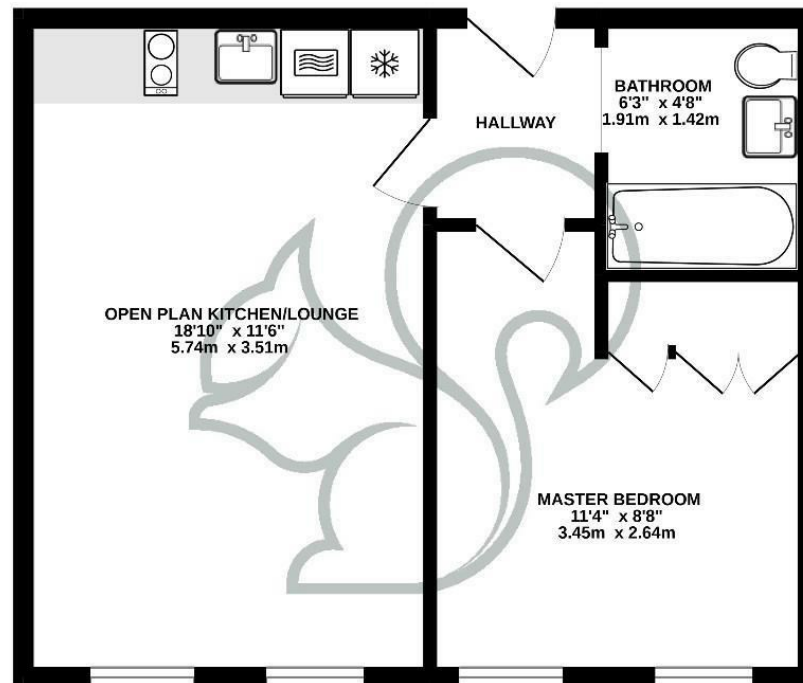








## FIRST FLOOR



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, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreplus 5/2022

**Local Authority:**  
Colchester

**Tenure:**

**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>	69	69
(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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