

oakheart

£200,000

Offers In Excess Of  
Hunter Corner, Colchester



This well presented, spacious two-bedroom ground floor maisonette offers the perfect blend of convenience and comfort. Ideally located near Stane Retail Park, Colchester City Centre, the A12, and Marks Tey Station—offering direct trains to London Liverpool Street

Upon entering, the welcoming entrance hallway sets the tone for the rest of the property. The generously sized living room provides ample space for relaxation and entertaining, while the

kitchen is an idea size. The accommodation includes a well-appointed shower room, ensuring a refreshing start to your day. The principal bedroom offers built in storage, and the second bedroom features built-in wardrobes for ample storage.

Additional features include a storage cupboard and an airing cupboard, keeping your living space organised and clutter-free.

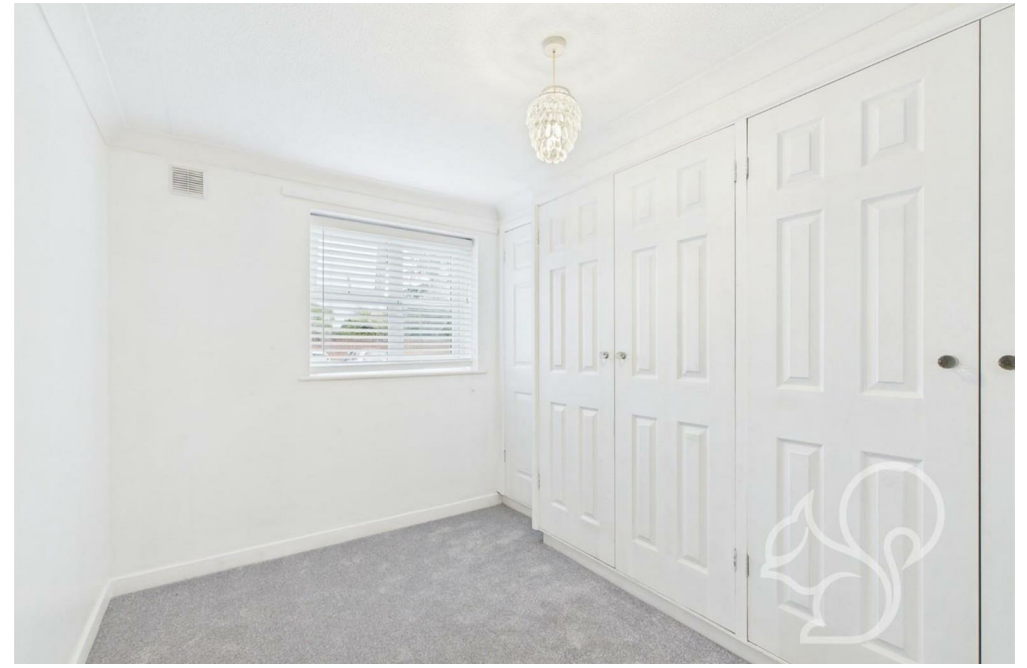
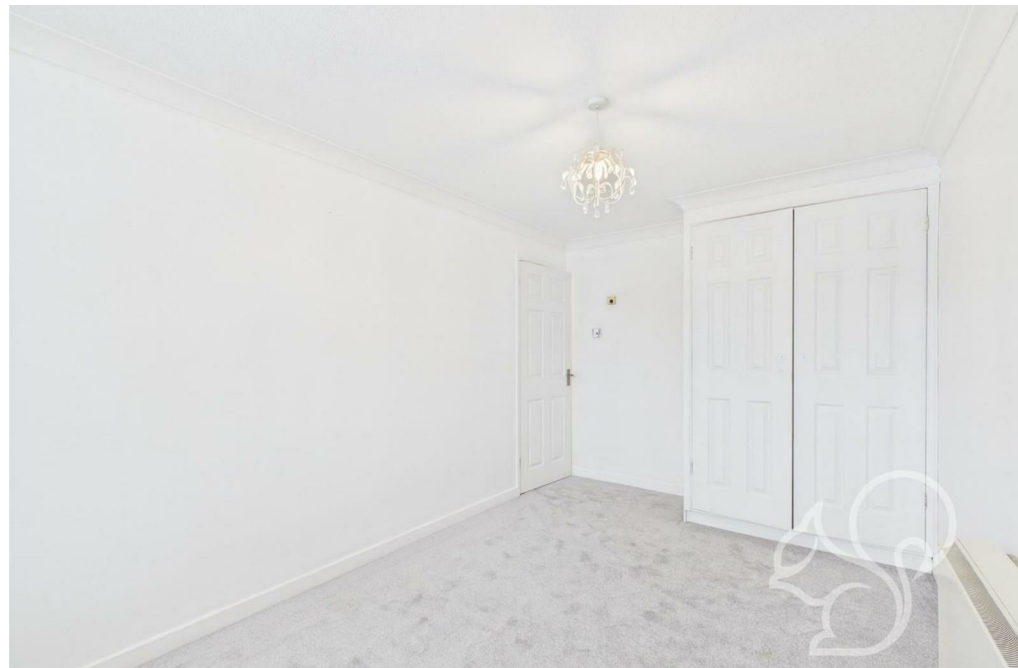
Outside, a communal garden area is ideal for enjoying the

outdoors or socialising with neighbours. The property also benefits from an allocated parking space and visitor parking, making it easy to accommodate guests.

With its prime location, well-designed interior, and convenient outdoor spaces, this ground floor maisonette presents an exceptional opportunity for those seeking a comfortable and practical living experience in the heart of Colchester.

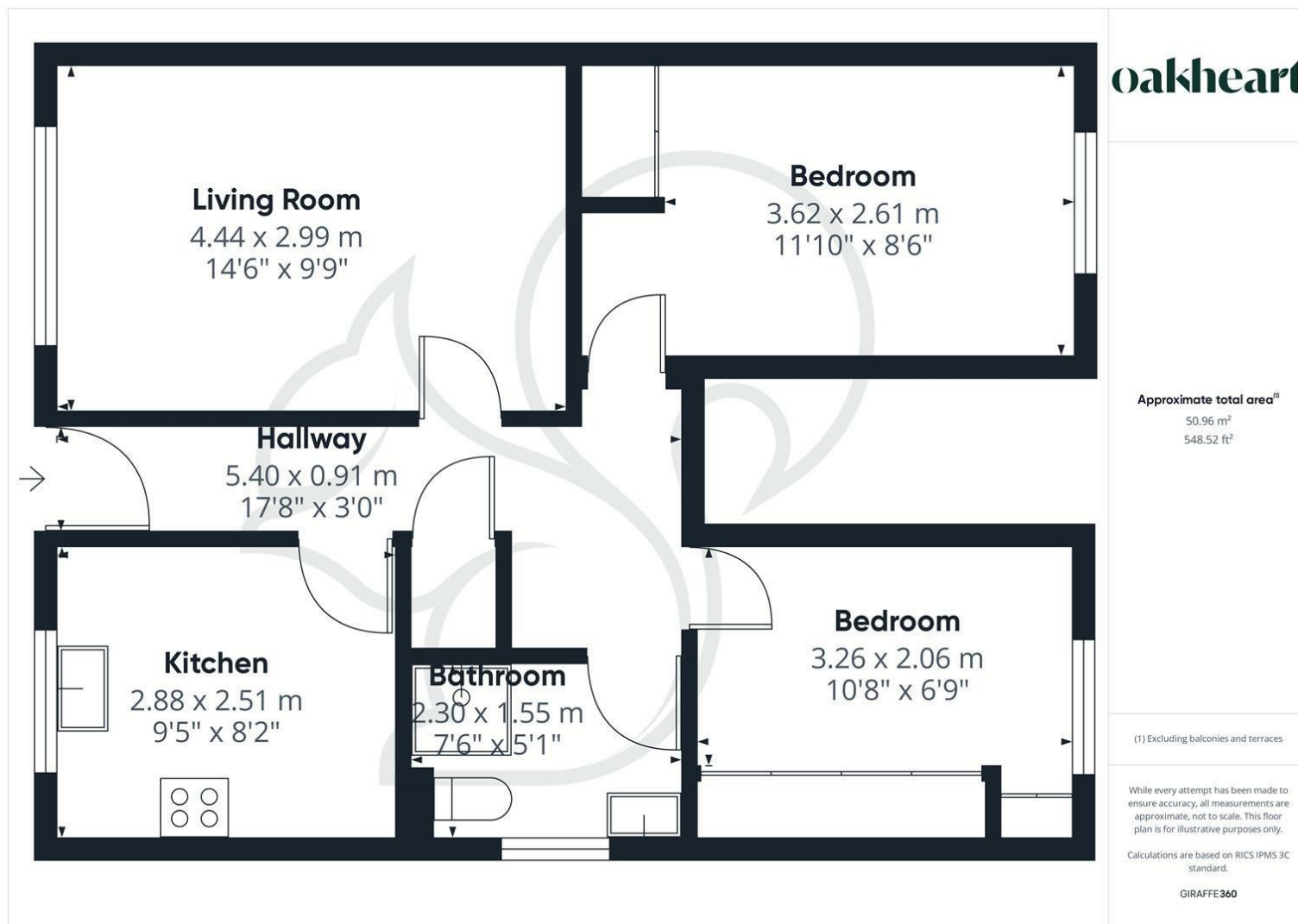













Local Authority:

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>		
(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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