

oakheart

£180,000

Price Guide

Hooper Avenue, Colchester



Guide Price £180,000 - £190,000 Positioned to the south of Colchester, this two-bedroom, top-floor apartment represents an opportunity for both first-time buyers and investors. The property's location is ideal, offering swift access to major transport links, a range of local amenities, and schools—making it ideal for those seeking both convenience and connectivity.

The apartment itself is presented in good condition throughout and is further enhanced by the inclusion of a private parking space, which provides off-road parking.

Internally, entry is managed via a secure intercom system, granting access to a communal staircase that leads to the apartment's private entrance. Upon entering, a spacious hallway serves as the central axis from which all principal rooms are accessed. The elegantly appointed lounge is generously proportioned, offering an inviting setting for relaxation, entertaining guests, or dining. This space seamlessly connects to a contemporary fitted kitchen and features patio doors that open onto a private balcony, ideal for enjoying outdoor space in a top-floor setting.

Both bedrooms are finished to a high standard, with stylish décor

and ample natural light, while the family bathroom is well-sized and modern in its fittings. Additionally, the vendor notes that the loft provides substantial storage capacity, a rare advantage in apartment living.

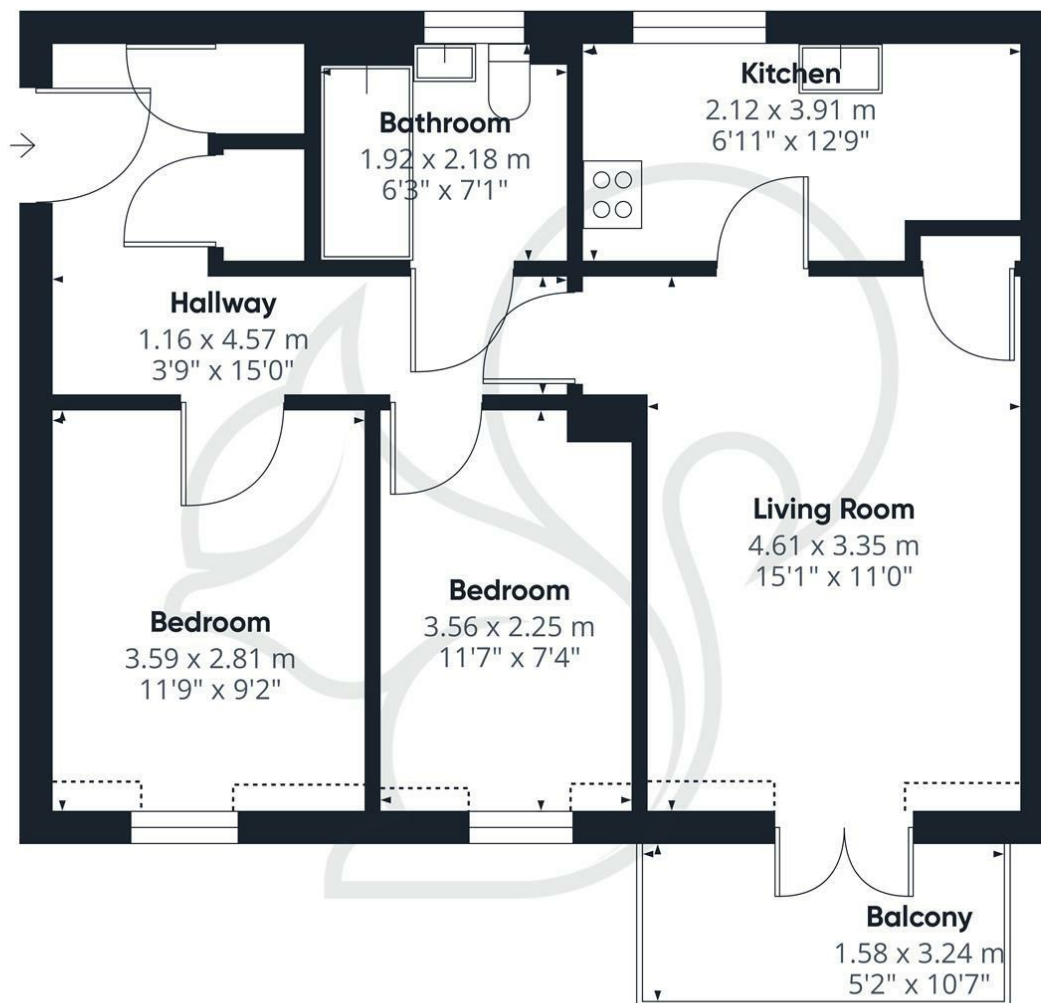
Externally, the property benefits from an allocated parking space in addition to the garage, ensuring ample parking provision for residents and visitors alike. This combination of internal presentation, practical amenities, and a good location distinguishes the apartment as a compelling prospect within the Colchester market.











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Approximate total area[®]

55.96 m²
602.35 ft²

Balconies and terraces

5.04 m²
54.25 ft²

Reduced headroom

1.25 m²
13.39 ft²

(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 are based on RICS IPMS 3C standard.


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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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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