

oakheart

£975 Per Month

Per Month

32A Crouch Street, Colchester

This executive-style apartment sits within the centre of Colchester. Benefitting from an abundance of local amenities on the doorstep including retail, food and leisure facilities. Sitting within walking distance of easy bus routes to North Station for major city links including London Liverpool Street, Chelmsford, etc.

Internally, the accommodation offers contemporary

and high quality open plan living with dual aspect windows for plenty of natural lighting and a modern kitchen, fitted with integrated appliances including a fridge/freezer and a washing machine. Ideal for single occupier, the property further provides a modern shower room.

Enhanced with a communal lift, an intercom phone

entry system and a bike store

Call the Oakheart Lettings team today to arrange a viewing!



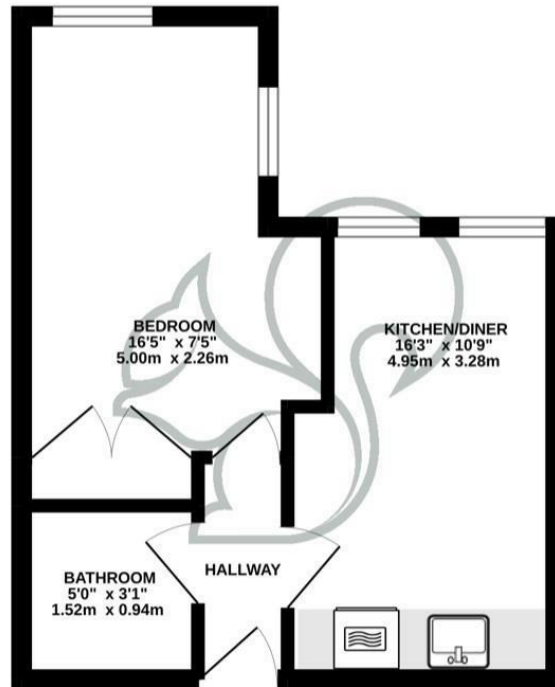








GROUND FLOOR  
240 sq.ft. (22.3 sq.m.) approx.



TOTAL FLOOR AREA: 240 sq.ft. (22.3 sq.m.) approx.  
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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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>	72	72
(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.

Oakheart Lettings - Essex  
01206 803 303  
pm@oakheart.co.uk  
2b Cotman Road, Colchester, Essex, CO3 4QJ

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