

oakheart



£150,000

Guide Price

Mortimer Gardens, Colchester



Situated in a peaceful residential area to the north of Colchester, this excellent two-bedroom apartment offers an ideal opportunity for first-time buyers or investors. Perfectly positioned just moments from a range of local amenities, shops, and reliable transport links, the property also benefits from allocated undercroft parking and secure telephone entry access.

Inside, the apartment opens into a welcoming entrance hall that leads through to all areas of accommodation. There are two spacious double bedrooms, with the principal bedroom offering useful built-in storage. A bright and airy open-plan kitchen, dining, and living area forms the heart of the home, featuring dual-aspect windows and a sleek, modern kitchen with space for appliances.

Completing the interior is a contemporary family bathroom with a shower over the bath.

The location offers fantastic connectivity, with Colchester North Station nearby, providing fast trains to London Liverpool Street in under an hour. The A12 is also within easy reach, connecting you quickly to both Ipswich and London. Families will appreciate the selection of well-regarded schools in the vicinity, including the highly acclaimed Gilbert Secondary School, rated 'Outstanding' by Ofsted (subject to individual application). Additionally, the property is just a stone's throw from the exciting Northern Gateway development—home to a growing mix of leisure facilities, popular restaurants,

and a premium health club.

Offered on a leasehold basis, the lease commenced on 1st July 2006 for a term of 125 years, leaving approximately 106 years remaining. The annual service charge is currently around £2,600, payable in two instalments. We recommend all prospective buyers confirm leasehold and service charge details with their legal advisors.



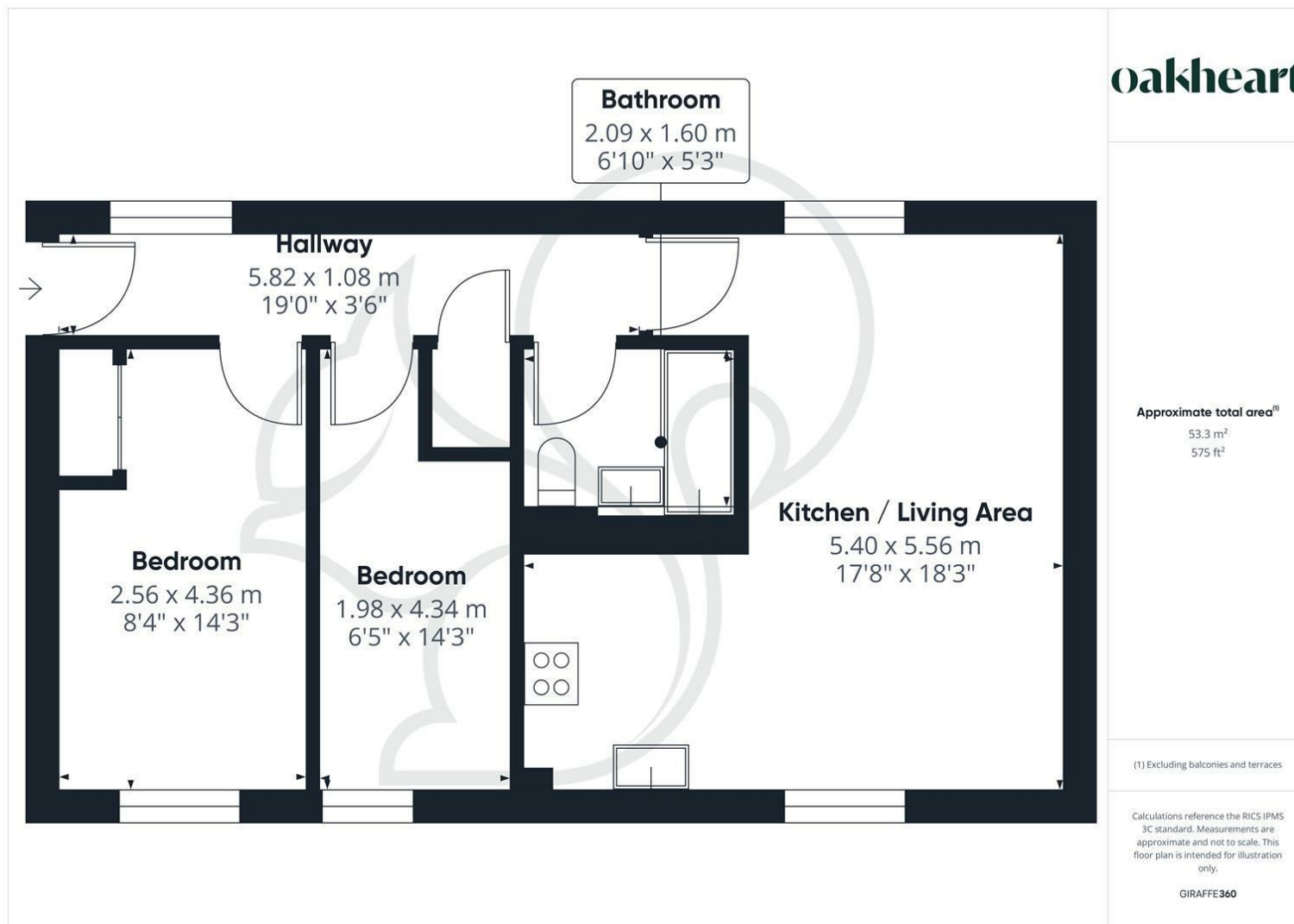













Local Authority:  
Colchester

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>	75	81
(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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