

oakheart



£170,000

Guide Price

Stable Road, Colchester

Guide Price: £170,000 - £190,000.

Offered with no onward chain is this modern, spacious upper-floor apartment. It offers two bedrooms, two bathrooms, and an enviable location. Perfectly positioned within walking distance of Abbey Fields, the historic Colchester City Centre, and Colchester Town Train Station with direct links to London Liverpool Street, it's an ideal choice for commuters.

Upon entering, you're welcomed by a bright entrance hall. Immediately to the left sits a generous storage cupboard, perfect for coats, shoes, or everyday essentials. To the right is a stylish family bathroom, finished with

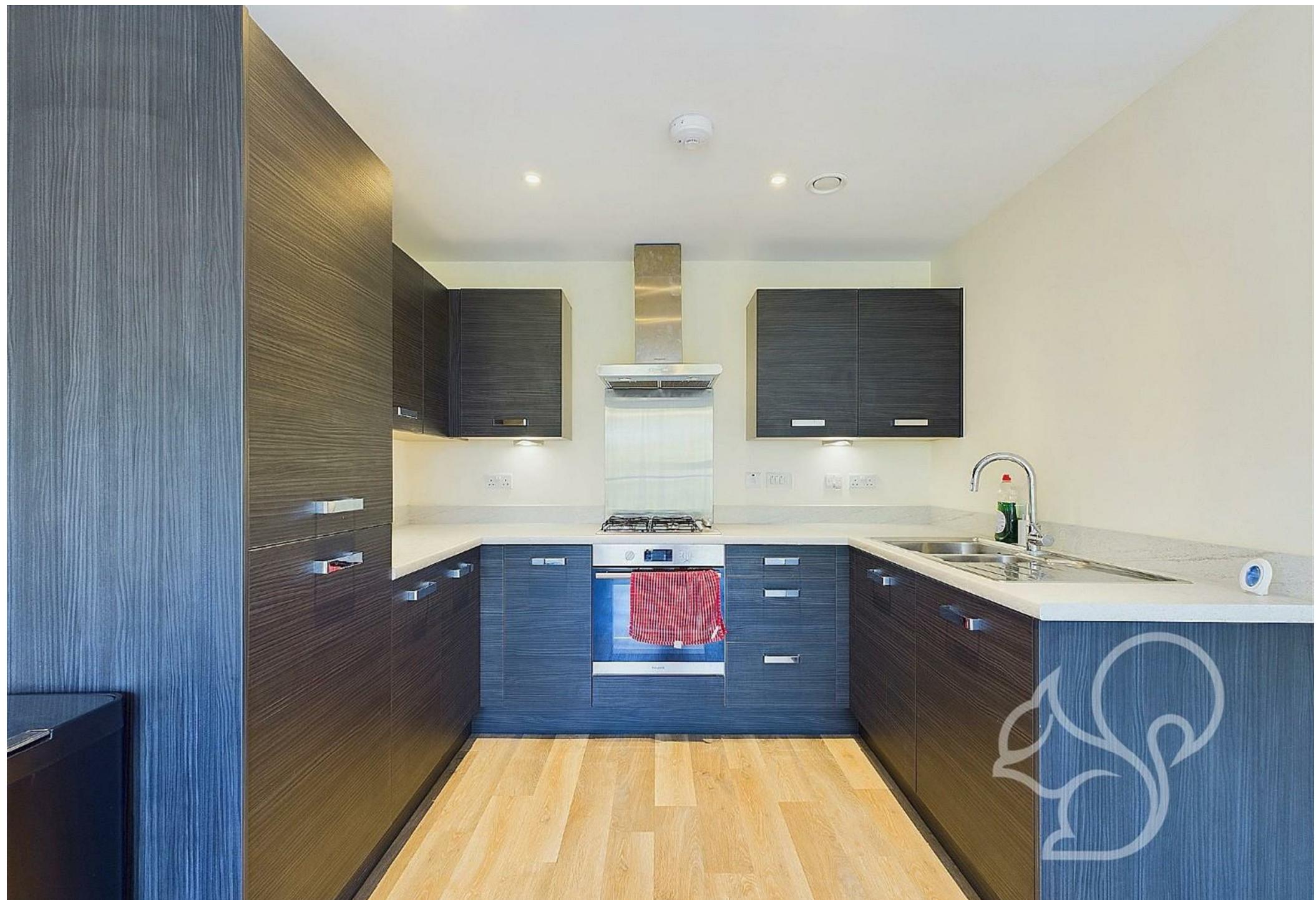
contemporary fittings and a clean, modern design. Further along the hall, the principal bedroom offers excellent natural light thanks to a large window, creating a warm and inviting retreat. This room also benefits from a sleek en-suite shower room for added comfort and privacy. The second bedroom is also well proportioned and features built-in storage, making it a versatile space for guests, a home office, or an additional bedroom.

The heart of the home is the open-plan kitchen and living area, thoughtfully designed for modern living and socialising. The kitchen is equipped with contemporary appliances, ample worktop and cupboard space, and a practical layout ideal for everyday cooking or entertaining. The living area is spacious

and adaptable, with plenty of room for lounging or dining. Patio doors open onto one of the apartment's standout features—a generous private balcony, perfect for outdoor seating and relaxing.

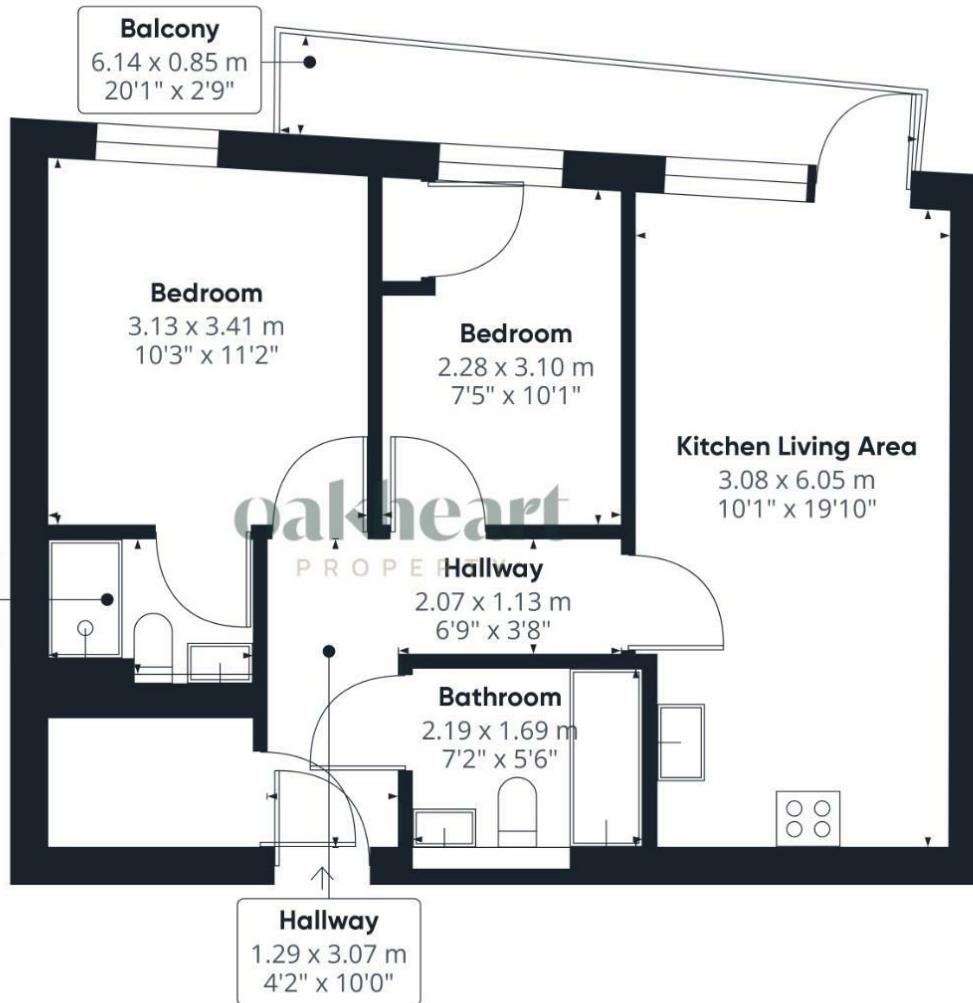
Additional benefits include an allocated parking space and communal bin storage, helping to maintain a clean and well-kept environment for all residents.











oakheart

Local Authority:
Colchester

Tenure:
Leasehold

Council Tax Band:
B

Approximate total area⁽¹⁾
52.94 m²
569.84 ft²

Balconies and terraces
5.18 m²
55.76 ft²

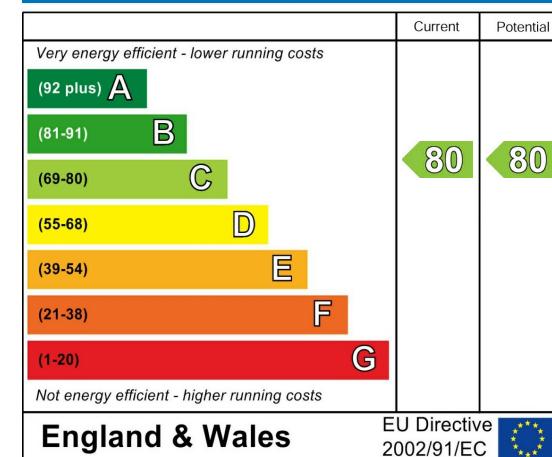
(1) Excluding balconies and terraces

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

Energy Efficiency Rating



Oakheart Colchester
01206 803 308
colchester@oakheart.co.uk
2b Cotman Road, Colchester, Essex, CO3 4QJ

oakheart