

oakheart



£180,000

Shrub End Road, Colchester



\*Guide price of £180,000 to £200,000\*

Welcome to this two bedroom ground floor apartment, nestled in a convenient location with easy access to transport links. As you step inside, you'll be greeted by a welcoming entrance hallway, setting the tone for the rest of the property.

This apartment boasts two spacious double bedrooms, providing ample space for relaxation and restful nights. The bedrooms offer versatility

and can be customised to suit your needs, whether you choose to create a comfortable bedroom, a home office, or a hobby room. The bathroom provides both style and functionality.

Moving on to the heart of the home, the open plan lounge, kitchen, and dining area create a seamless living space where you can entertain guests, relax with loved ones, or enjoy a cozy evening in. The lounge area is a perfect spot to unwind after a long day, while the kitchen offers a practical and stylish environment for preparing delicious meals.

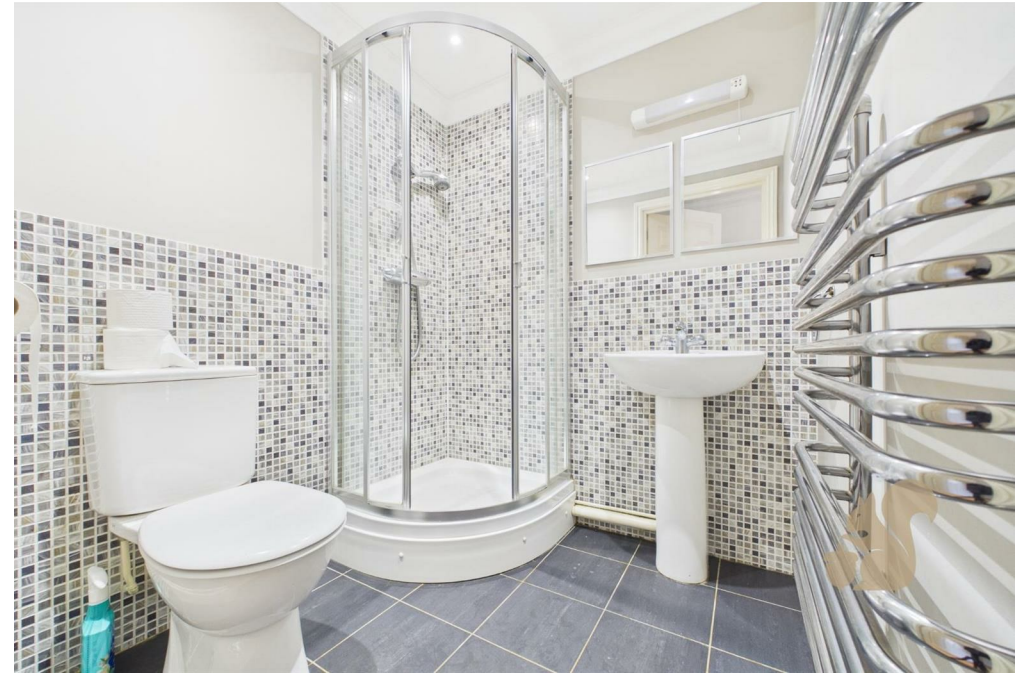
Allocated parking is a convenient feature of this property, ensuring that you always have a secure space for your vehicle. Additionally, this apartment benefits from communal gardens, providing a tranquil outdoor space to enjoy nature and unwind. The well-maintained gardens offer a pleasant setting for leisurely walks, picnics, or simply enjoying the fresh air.

With its proximity to transport links, this apartment offers excellent connectivity to nearby amenities, services, and attractions. Whether you prefer to travel by car or take advantage of public transportation, the convenience of this location will make commuting a breeze.

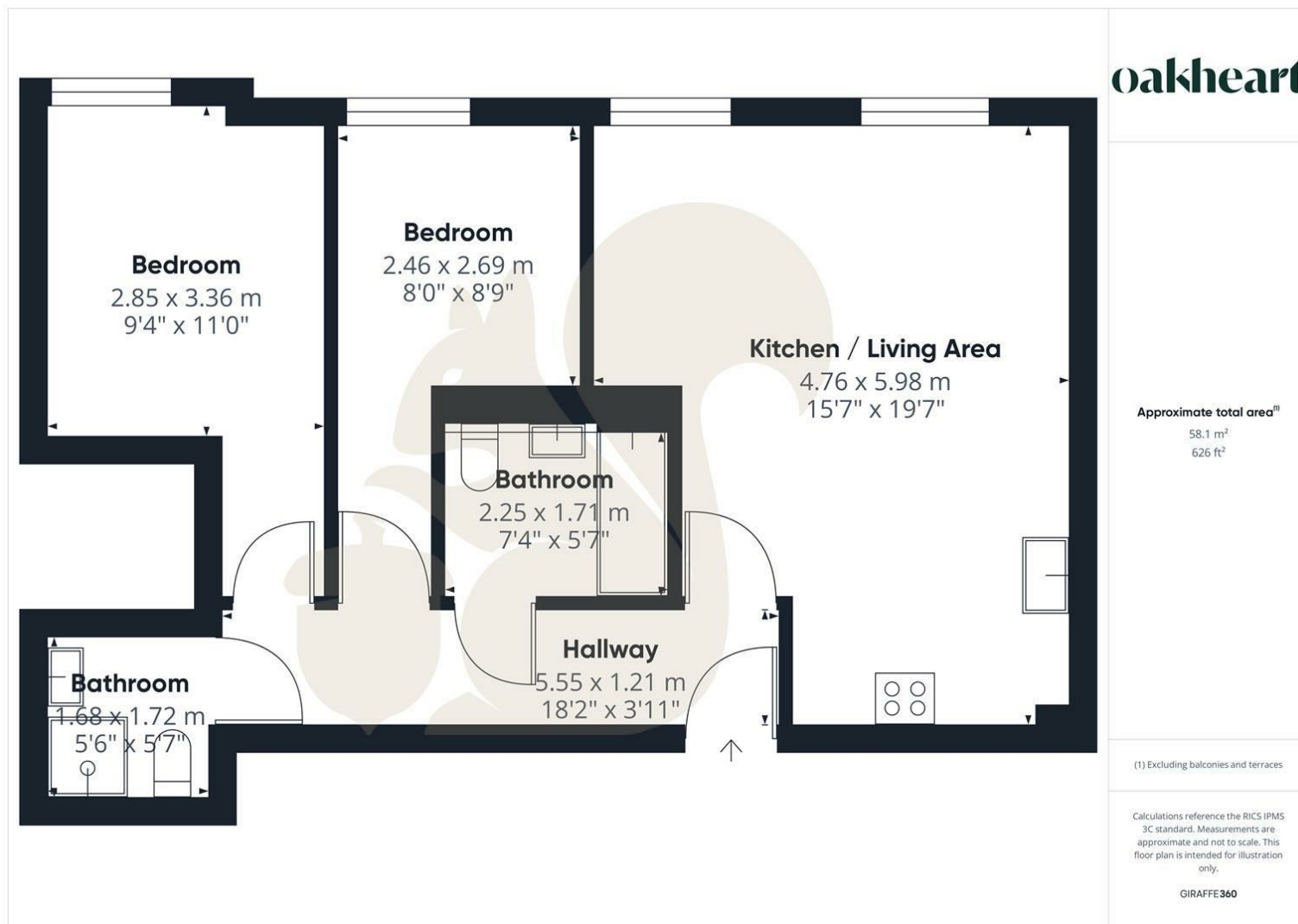












Local Authority:

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	82
(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 Colchester

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