

oakheart



£125,000

Guide Price

St. Johns Road, Colchester

Guide Price £125,000 - £135,000

Oakheart are delighted to present this beautifully maintained one-bedroom apartment, positioned within the sought-after CO4 area of Colchester. Finished to an exceptional standard throughout, this home blends modern convenience with comfort, making it an ideal choice for first-time buyers, professional couples, or those looking to downsize without compromise.

Upon entering, you are welcomed by a spacious hallway leading into a light-filled living room, offering an inviting space for both relaxing and entertaining. The modern fitted kitchen is well-appointed with ample storage and worktop

space, perfectly designed for everyday living. The apartment further boasts a well-proportioned double bedroom and a contemporary bathroom, styled with clean, neutral finishes. A separate utility room adds to the property's practicality, providing additional storage solutions.

Externally, residents can enjoy a communal rear garden, providing a peaceful green retreat, while the benefit of un allocated/communal parking.

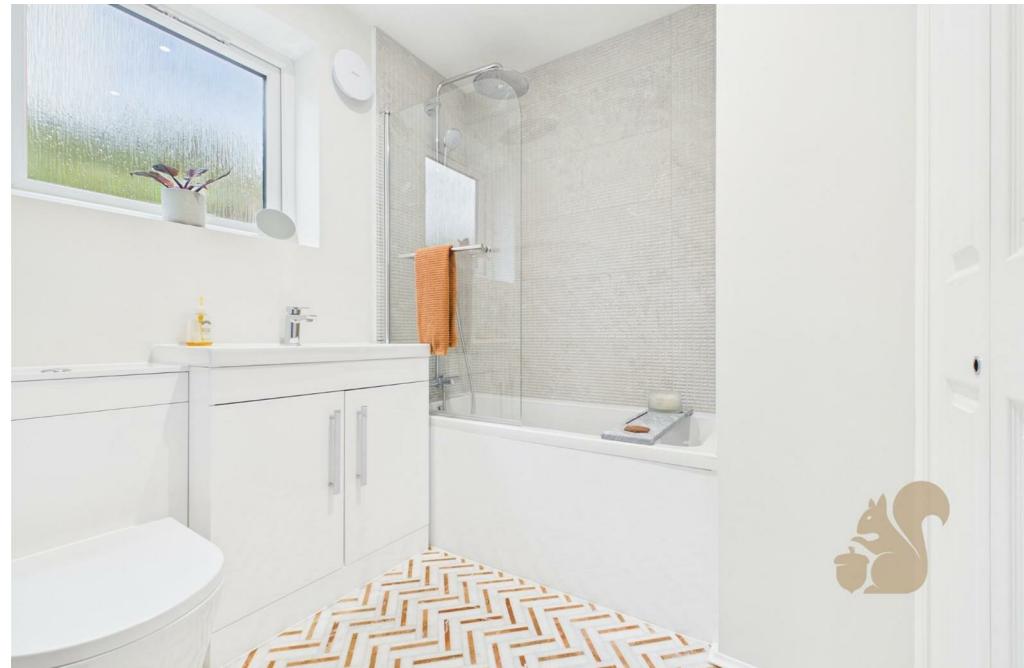
The location is another standout feature. Situated in CO4, the apartment enjoys excellent connectivity – just a short distance from Colchester North Station, offering direct links to London Liverpool Street. The A12 is easily

accessible for those commuting by road, while Colchester's vibrant city centre is close by, offering a wealth of shopping, dining, and leisure options. Local amenities and regular bus services make this an exceptionally convenient place to live.

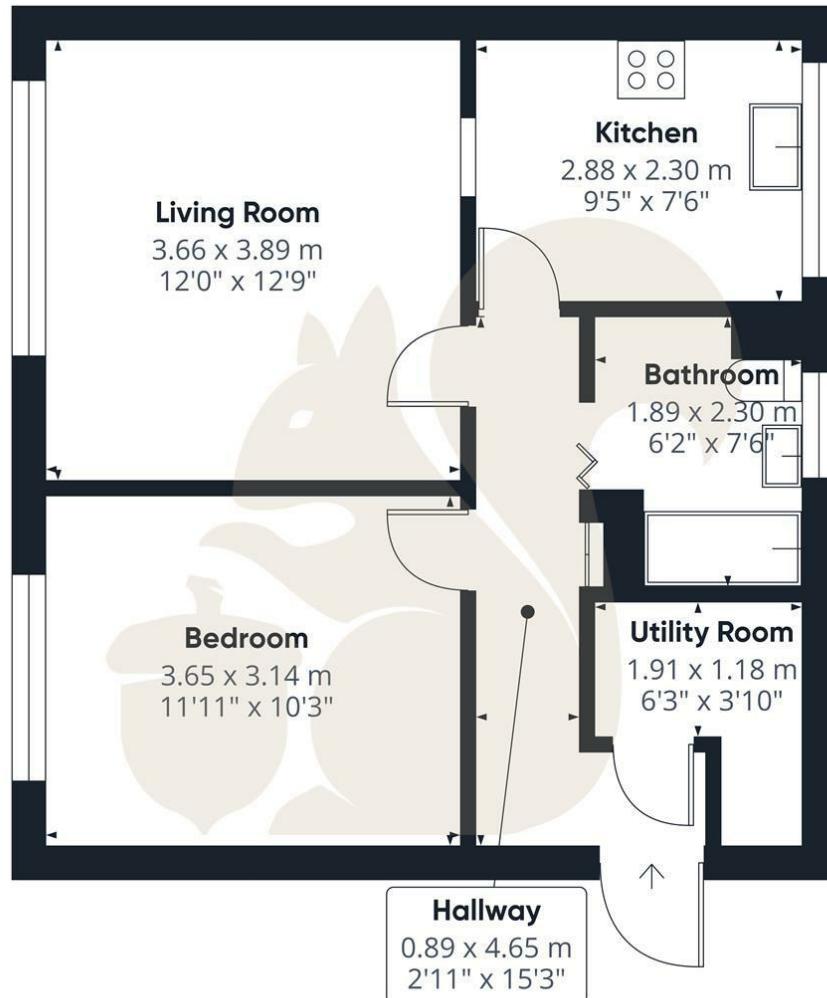
With its stylish presentation, practical layout, and highly desirable location, this apartment is ready to welcome its next owner.











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Local Authority:
Colchester City Council

Tenure:
Leasehold

Council Tax Band:
A

Energy Efficiency Rating

Approximate total area⁽¹⁾

44.9 m²
483 ft²

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

England & Wales

EU Directive
2002/91/EC



(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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