

oakheart

£1,300 Per Month

Per Month

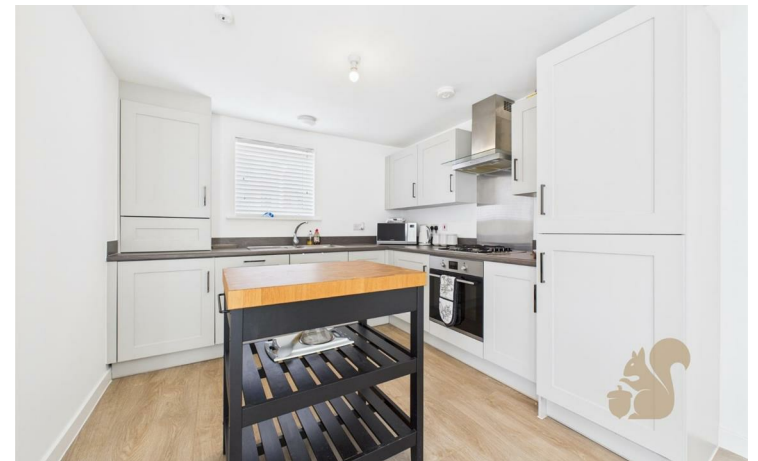
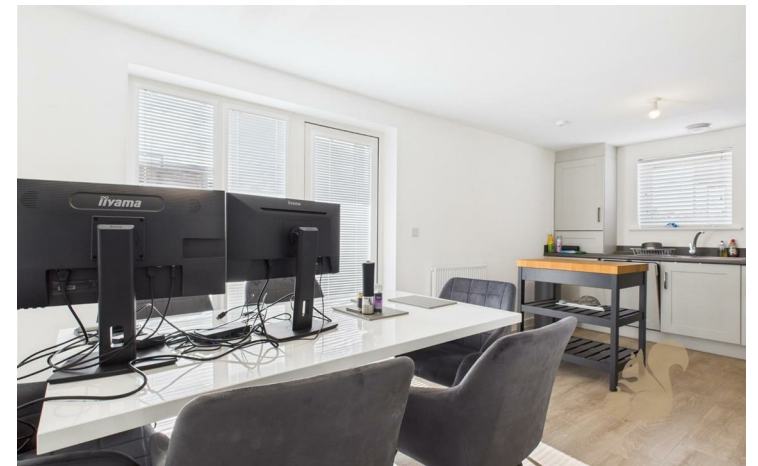
Barcro Square, Colchester

A modern, high-specification two-bedroom ground floor apartment, ideally positioned close to Colchester Mainline Station, Colchester City Centre, and the A12. This contemporary home is perfectly suited to professional tenants seeking both style and convenience.

Finished to an exceptional standard throughout, the accommodation comprises a spacious open-plan kitchen

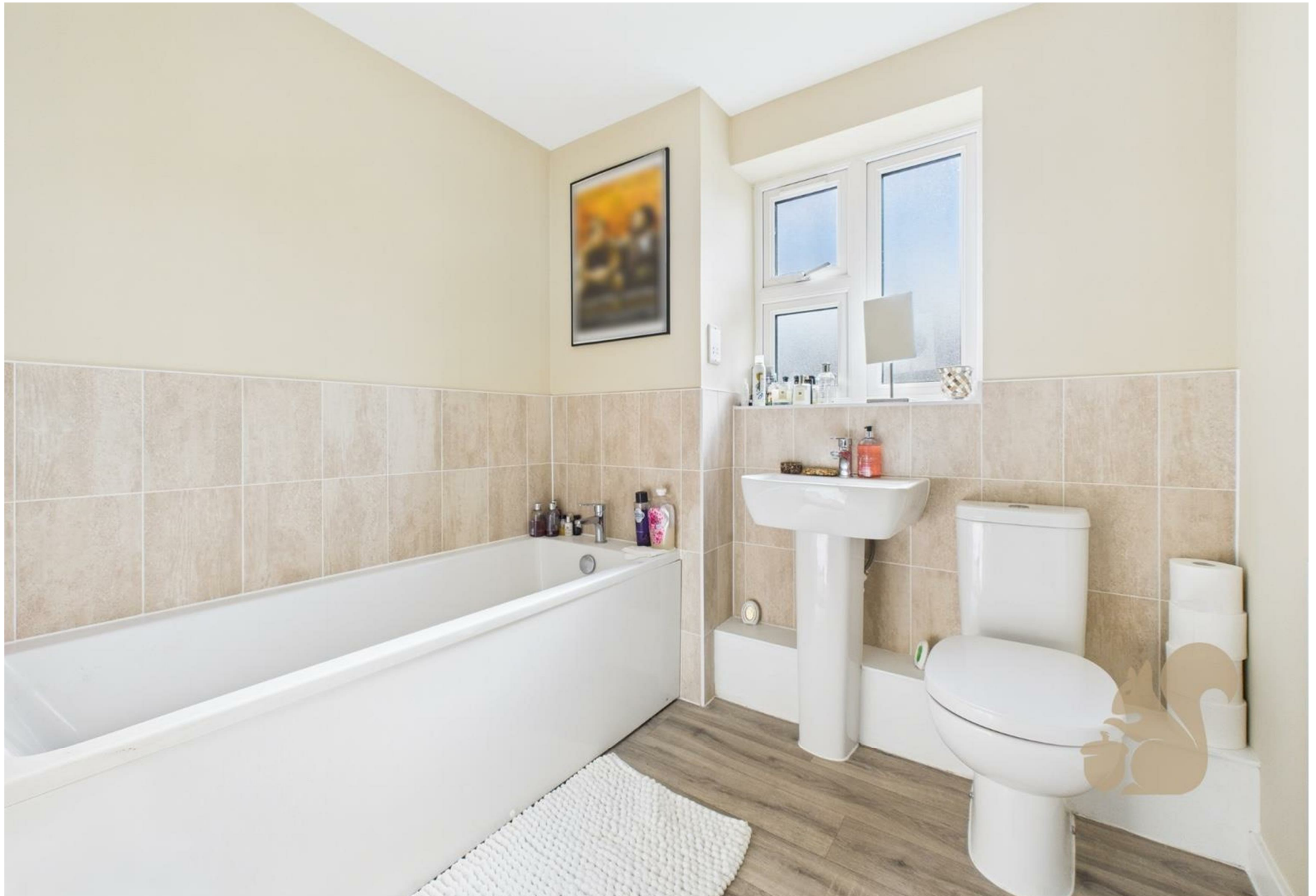
and living area, two well-proportioned double bedrooms, an en-suite shower room, and a sleek family bathroom. The kitchen is fitted with a range of integrated appliances, while additional features include gas central heating and double glazing throughout.

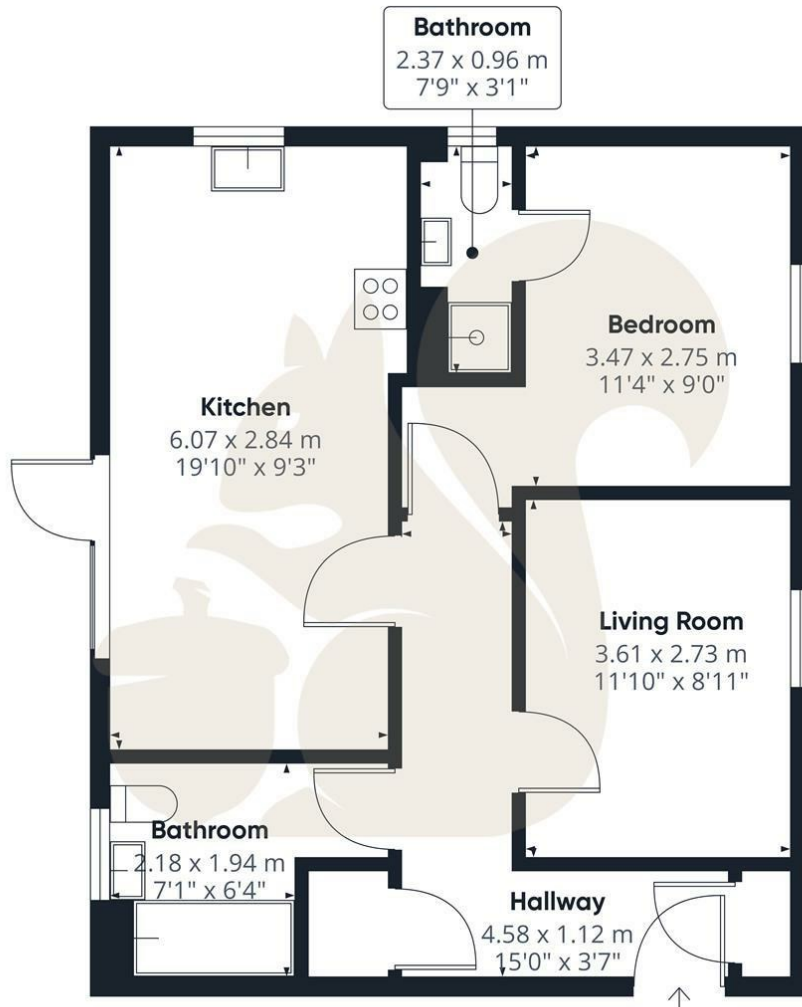
Externally, the property benefits from a private balcony and one allocated parking space.











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Approximate total area⁰¹
54.7 m²
590 ft²

(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.

GIRAFFE360

Local Authority:

Tenure:

Council Tax Band:

B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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 	

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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