

oakheart



£190,000

Guide Price

Martin Hunt Drive, Stanway



Guide Price: £190,000 – £210,000

Situated in a highly convenient and well-connected location, this modern two-bedroom apartment offers stylish, low-maintenance living with excellent access to local amenities, transport links and well-regarded schools.

Commuters are particularly well catered for, with easy access to the A12 and Marks Tey Station providing direct mainline services

to London Liverpool Street. For everyday convenience and leisure, Tollgate Retail Park, Sainsbury's, and the newly established Stane Retail Park are all close by, offering a wide variety of shops, restaurants and cafés.

The apartment itself is accessed via a bright and welcoming hallway which leads through to an impressive open-plan lounge, kitchen and dining area. This sociable space is filled with natural light and opens directly onto a private balcony, making it ideal for

both relaxing and entertaining.

There are two well-proportioned bedrooms, including a principal bedroom with a modern en-suite shower room, alongside a contemporary family bathroom finished to a high standard.

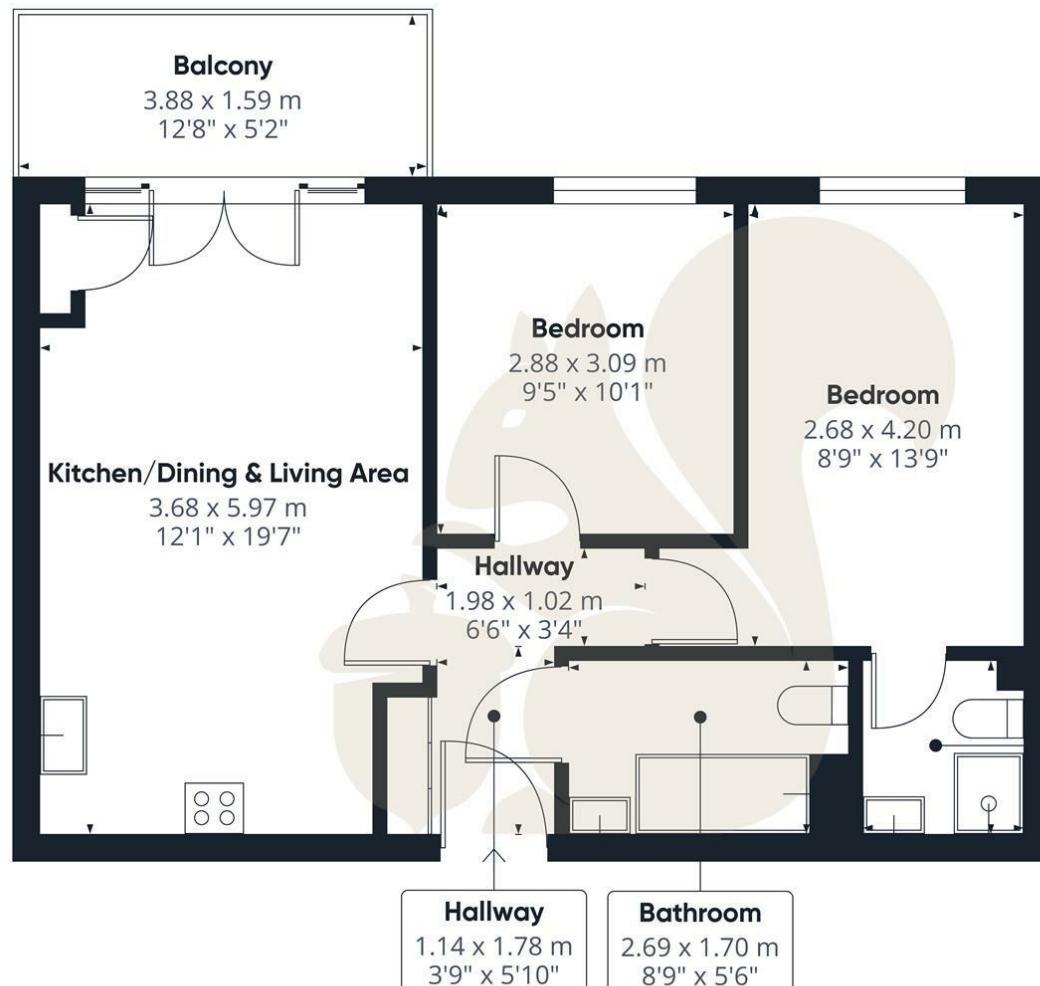
Further benefits include two allocated parking spaces, adding both practicality and convenience.











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Local Authority:
Colchester

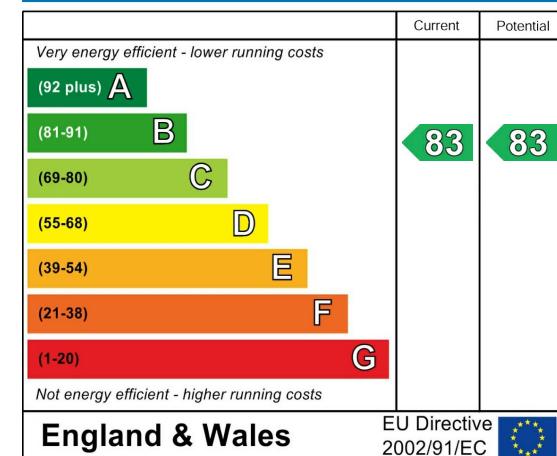
Tenure:
Leasehold

Council Tax Band:
B

Approximate total area⁽¹⁾
54.6 m²
586 ft²

Balconies and terraces
6.1 m²
66 ft²

Energy Efficiency Rating



(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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