

oakheart

£160,000

Guide Price

Akersloot Place, West Mersea



Guide Price £160,000 - £170,000

Nestled within the heart of the village, 4 Akersloot Place beckons with its inviting charm. This two-bedroom apartment, spread across two floors, offers a delightful blend of comfort and convenience.

As you step inside, you're greeted by a sense of warmth and space. The layout unfolds gracefully, with a lounge area that invites relaxation and gatherings alike. Adjacent, a separate modern fitted kitchen awaits, promising culinary adventures and everyday functionality.

Ascending to the upper floor, two generously sized double bedrooms provide peaceful havens for rest and rejuvenation. Whether it's the tranquility of the evening or the promise of a new day, these rooms offer comfort and solace.

Beyond the confines of the apartment, the central location ensures easy access to all local amenities. From shops to cafes, parks to community spaces, everything you need is just a stone's throw away, enriching daily life with convenience and vitality.

In essence, this property offers not just a place to call home, but a

lifestyle infused with the vibrancy of village living. With its thoughtful design, central location, and modern comforts, it stands as a testament to the joys of community and the pleasures of home.

For an Internal Inspection Please Call Oakheart Mersea Island









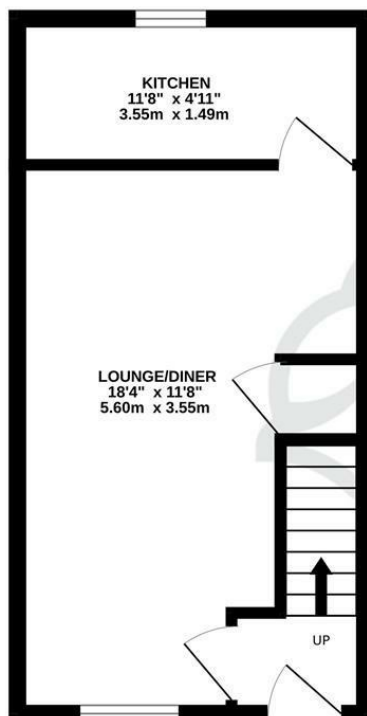




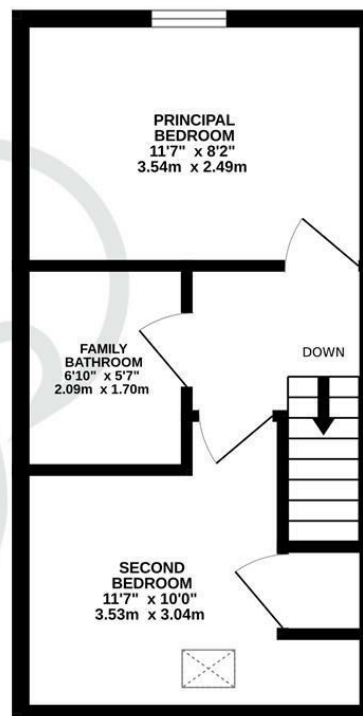




GROUND FLOOR  
270 sq.ft. (25.1 sq.m.) approx.



1ST FLOOR  
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 541 sq.ft. (50.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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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>	<b>74</b>	<b>74</b>
(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.

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