



01206 382 191  
oakheart  
for sale

76

£190,000

Guide Price  
Colchester Road, West Mersea

Guide price £190,000 - £200,000

Nestled on the first floor, this charming apartment boasts two spacious double bedrooms. Recently renovated to the highest standards, the residence features a contemporary kitchen seamlessly merging with a welcoming family room spanning an impressive 20'2" x 9'1". No detail has been overlooked in the

refurbishment, with new floorings, expert plastering, recessed lighting, and tasteful decoration enhancing the ambiance throughout. Adding to its allure, the principal bedroom offers the luxury of a walk-in wardrobe, ensuring ample storage space. Outside, residents can unwind and enjoy the lush surroundings of the communal garden, completing this delightful abode.

For and Internal Inspection Call Oakheart Mersea Island

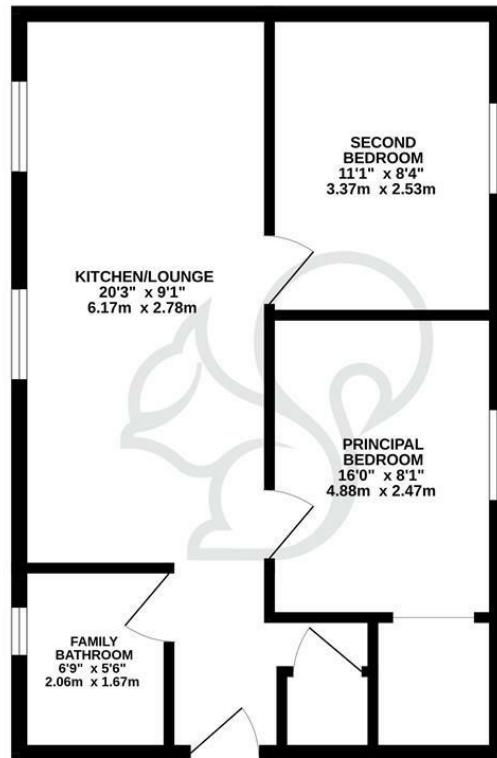








GROUND FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA: 471 sq.ft. (43.8 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 as to their operability or efficiency can be given.  
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**Local Authority:**  
Colchester

**Tenure:**  
Leasehold

**Council Tax Band:**  
A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>80</b>
(69-80) <b>C</b>		<b>65</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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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