

oakheart

£140,000

Offers In Excess Of
Nelson Road, Colchester



Situated on Nelson Road, to the west of Colchester, this beautifully presented apartment offers stylish and contemporary accommodation throughout, making it an excellent opportunity for first-time buyers or investors alike.

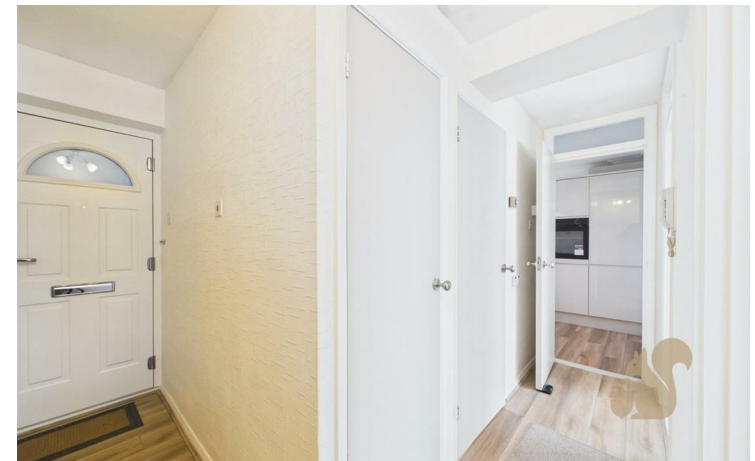
Ideally positioned, the property provides great access to the A12, along with convenient nearby shopping facilities at Tollgate Retail Park and Stane Retail Park, home to popular stores including Marks & Spencer and Sainsbury's. A regular bus route also offers direct links into Colchester City Centre in around 10 minutes, while the area additionally benefits from a selection of well-regarded schools.

Internally, the apartment welcomes you via an inviting L-shaped entrance hall, which features a spacious storage cupboard ideal for everyday use. The generously sized double bedroom is located at the rear of the property and enjoys plenty of natural light from a large window. The lounge is also well-proportioned and features a charming gas fireplace creating an attractive focal point, while a large rear-facing window gives the room a bright and airy atmosphere.

The recently remodelled kitchen has been thoughtfully designed to provide ample cupboard space and work surfaces, and includes built-in appliances that have never been used and will remain within the sale. The accommodation is

complemented by a newly installed bathroom fitted with a contemporary white suite and shower, all finished to a high standard.

Outside, residents can enjoy well-kept communal gardens along with residents' parking, further enhancing the appeal of this attractive and conveniently situated home.







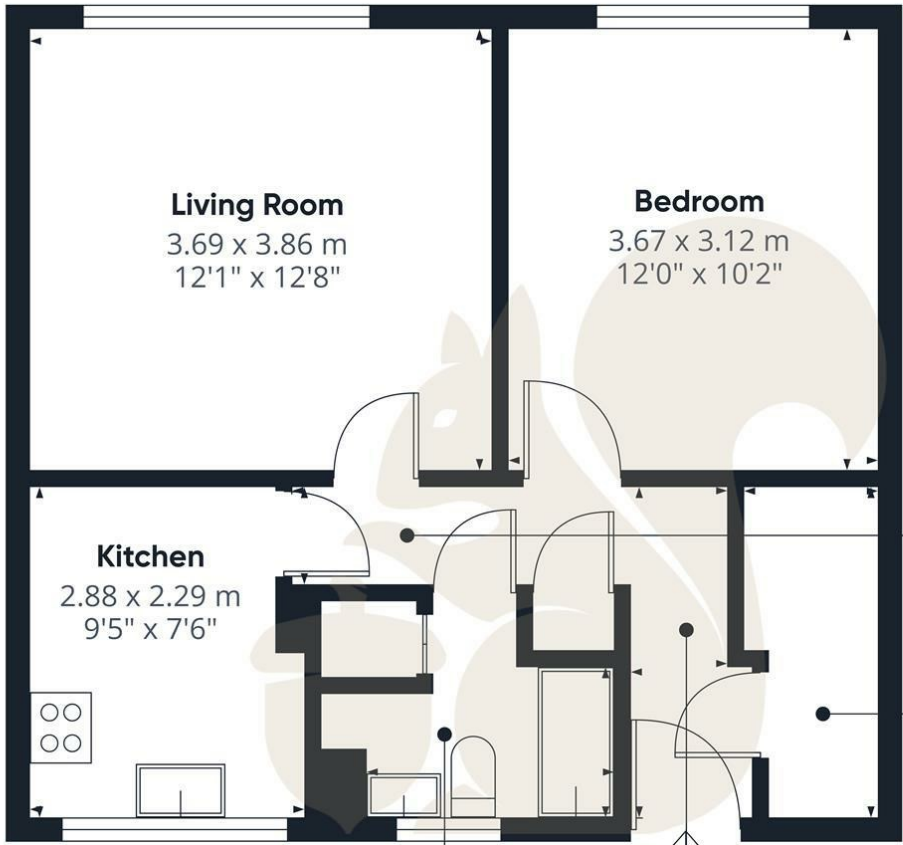


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Local Authority:
Colchester

Tenure:
Leasehold

Council Tax Band:
A



GLA™
50.09 m²
539.17 ft²

(1) Finished, above grade
Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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