

oakheart



£220,000

By Auction

Wellhouse Avenue, West Mersea

A beautifully presented two double bedroom apartment offering stylish, low-maintenance living in a sought-after West Mersea location, just a short walk from the popular Glebe playing fields – perfect for dog walks, outdoor recreation and socialising.

The property features a spacious and light-filled open plan kitchen/living area, thoughtfully designed for modern living and entertaining. Double doors open onto a Juliet balcony, allowing natural light to flood the space and creating a wonderful sense

of openness.

The principal bedroom is generously proportioned and benefits from built-in storage and a contemporary shower en suite. French doors lead to a further Juliet balcony, enhancing the bright and airy atmosphere.

The second double bedroom is also well-sized and includes built-in storage, making it ideal for guests, family members or a home

office.

Externally, the property benefits from an allocated parking space conveniently located outside. Further adding to its appeal, the apartment is offered with a share of the freehold, providing additional security and long-term peace of mind.

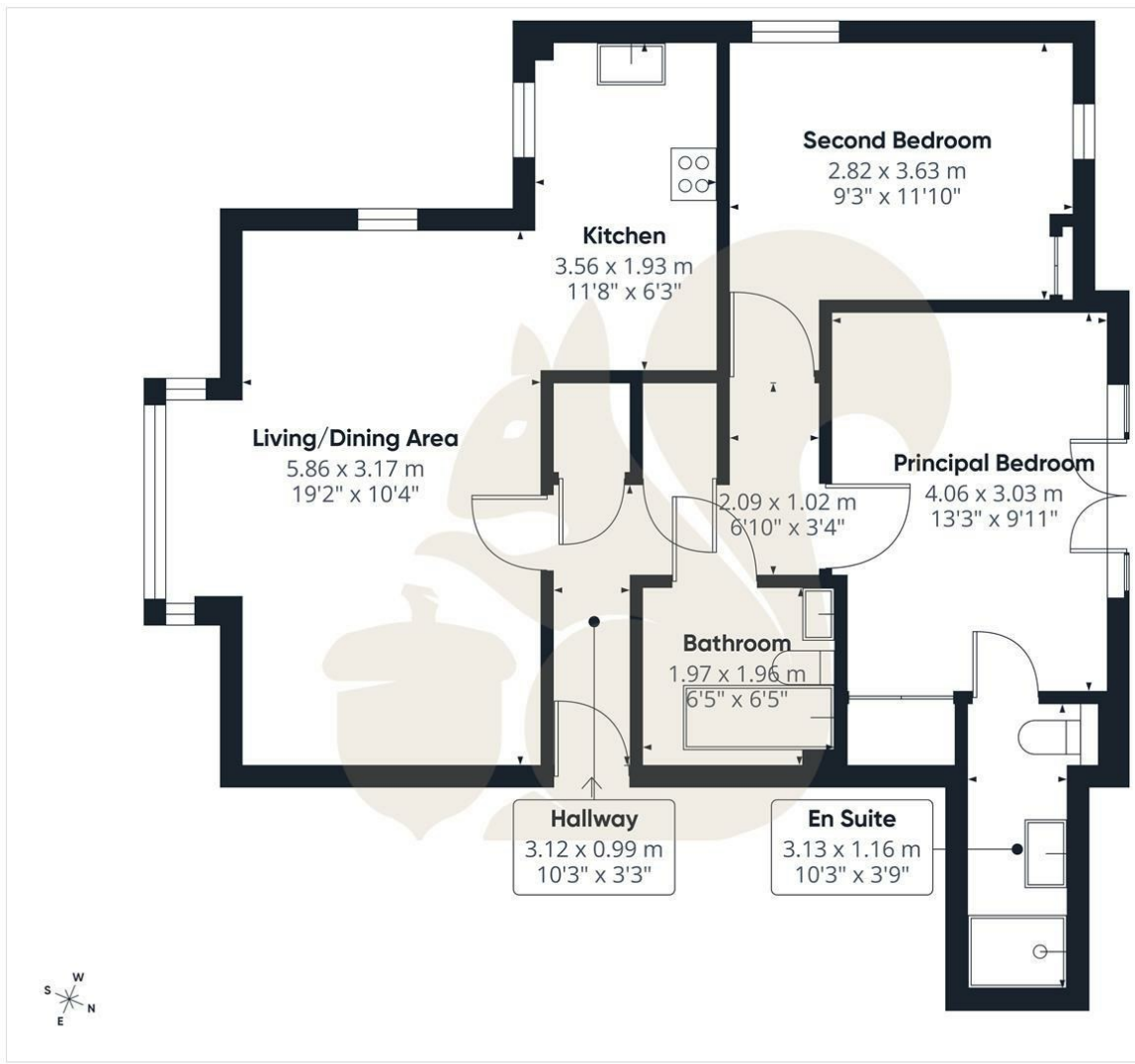
A superb opportunity for first-time buyers, investors or those looking to downsize in this desirable coastal setting.











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Approximate total area<sup>(1)</sup>  
66.8 m<sup>2</sup>  
721 ft<sup>2</sup>

(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:  
Colchester

Tenure:  
Share of Freehold

Council Tax Band:  
C

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>80</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.