

oakheart



£150,000

Offers In Excess Of
Martin Hunt Drive, Stanway, Colchester

This two bedroom, two bathroom ground floor apartment in Stanway (CO3). Being offered with no onward chain, offers generous open-plan living space, allocated parking and a convenient setting close to excellent amenities, while now requiring light cosmetic updating to reach its full potential.

The accommodation comprises a spacious open-plan kitchen/living room providing ample space for both sitting and dining areas with a pleasant dual aspect, two well-proportioned bedrooms including a main bedroom and a versatile second bedroom ideal as a guest room, child's room or home office, and two bathrooms – one positioned off the hallway and a further bathroom/en-suite style facility – offering excellent day-to-day flexibility for

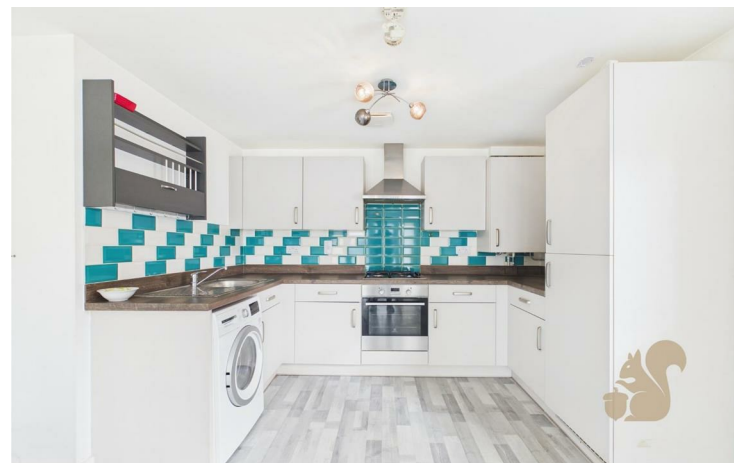
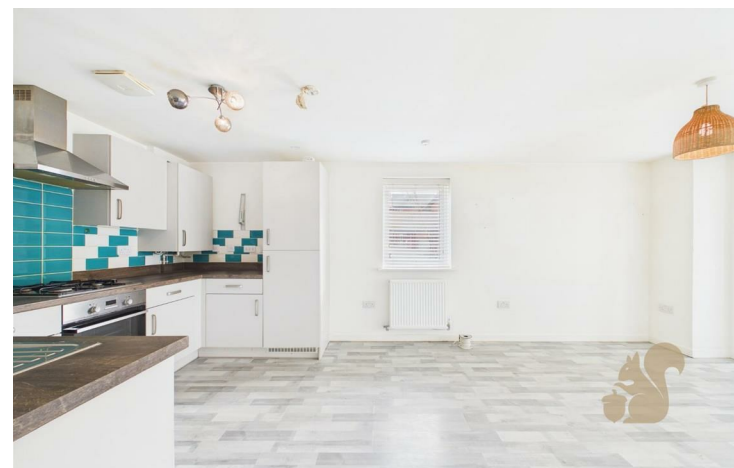
sharers, guests or family living. A central hallway gives access to all rooms and provides useful wall space for storage solutions, and the property would benefit from light cosmetic improvement, giving buyers the opportunity to update finishes and décor to their own taste.

Situated within a popular modern residential development in Stanway on the western side of Colchester, the property is ideally placed for swift access to the A12 and A120 towards Chelmsford, Ipswich and beyond, with Marks Tey mainline station within easy driving distance for regular services to London Liverpool Street, and is close to a wide range of local amenities including several supermarkets and national retailers at the Tollgate retail area, cafes

and restaurants, regular bus services into Colchester city centre and railway stations, and a choice of well-regarded local schools, making this an attractive first-time purchase or buy-to-let investment in a highly sought-after CO3 location.

Agent's Note

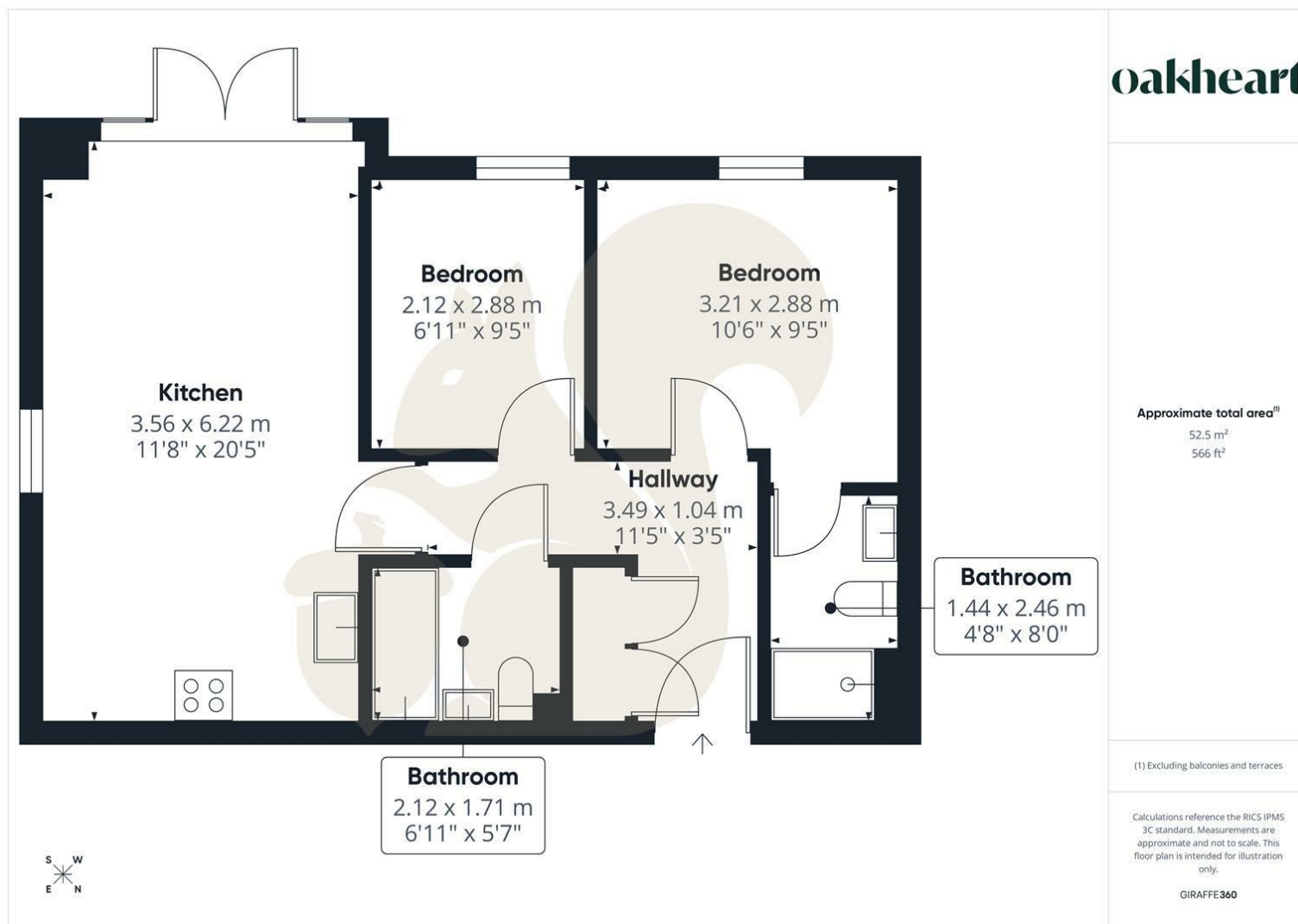
Please note that some photos have been virtually staged to highlight the property's potential and to include furniture.











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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) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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