

**oakheart**



£268,500

Asking Price

Orchid Field Court Victoria Esplanade, West  
Mersea

This beautifully presented two-bedroom first-floor apartment is situated in the sought-after Orchid Field Court, offering a perfect blend of modern comfort and stunning natural surroundings. Boasting two generously sized double bedrooms, the property is ideal for couples, small families, or those looking for a peaceful retreat by the water. The master bedroom benefits from its own private En suite, providing convenience and a touch of luxury, while the well-appointed family bathroom serves the second bedroom and guests.

The heart of the home is the spacious lounge and dining area, an inviting space designed for relaxation and entertaining. Natural light floods in through large windows, creating a bright and airy atmosphere. From here, doors open onto a private balcony, offering breathtaking views over the Blackwater Estuary, the perfect spot to unwind and take in the ever-changing scenery.

The separate kitchen is well-equipped, featuring ample storage and workspace to meet the needs of modern living. Whether

cooking for one or hosting friends and family, this space is both functional and stylish.

Additional benefits include an allocated store room and a private garage, ensuring ample space for belongings and secure parking. With no onward chain, this apartment presents an excellent opportunity for buyers seeking a hassle-free move into a desirable and well-connected location.

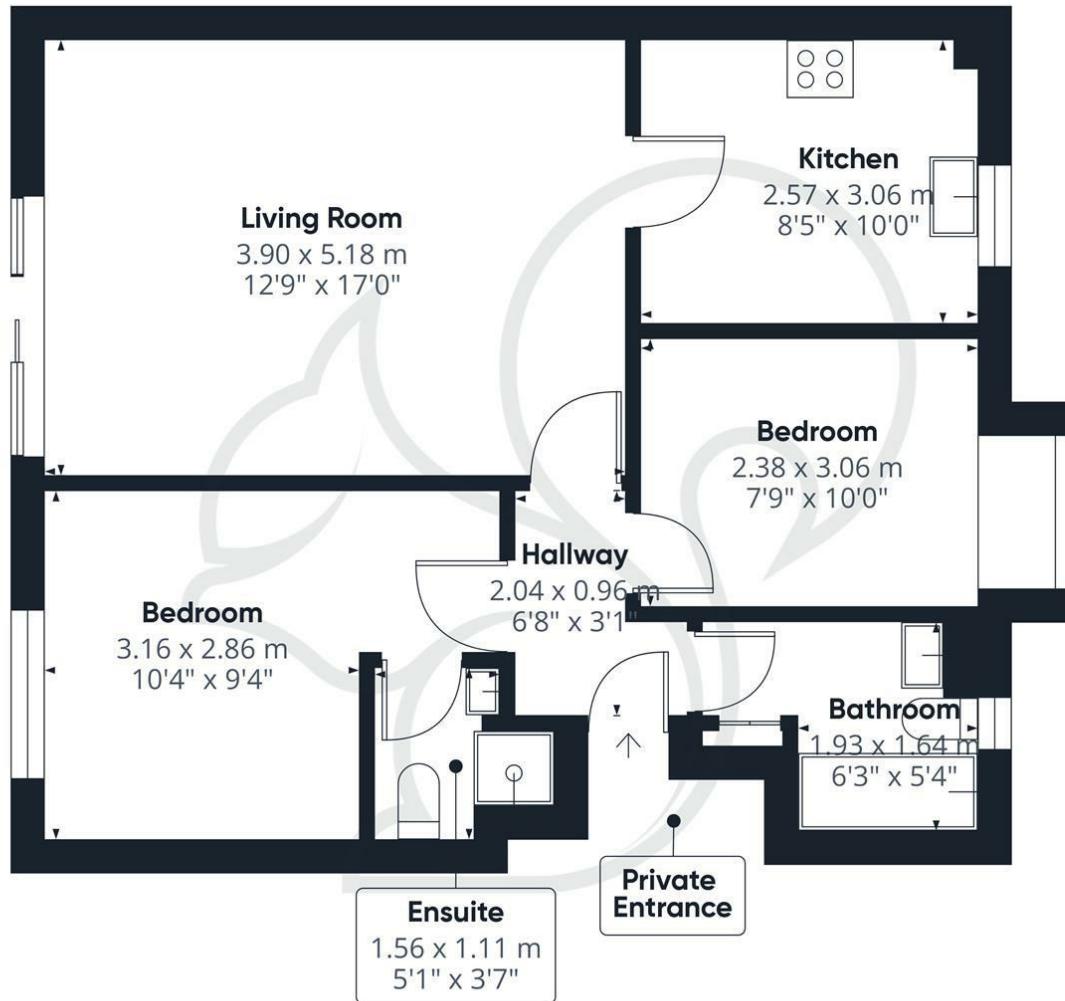
Annual Service Charge - £800 (approximately)











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Local Authority:  
Colchester

Tenure:  
Leasehold - Share of Freehold

Council Tax Band:  
C

Approximate total area<sup>(1)</sup>  
55.93 m<sup>2</sup>  
602.04 ft<sup>2</sup>

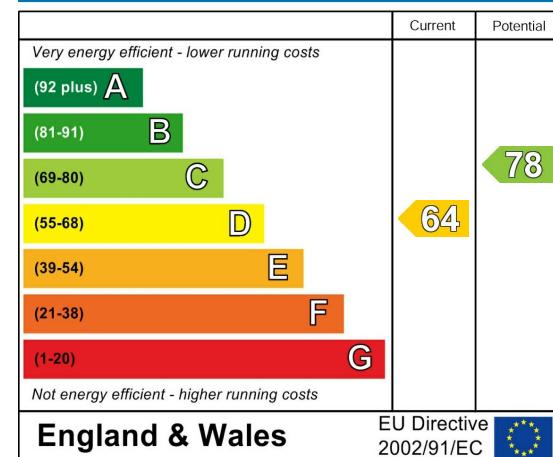
(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

### Energy Efficiency Rating



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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