

oakheart

£160,000

Guide Price

Saw Mill Road, Colchester

SAW MILL ROAD

Guide Price: £160,000 – £170,000

Ideally positioned within easy reach of Colchester's historic City Centre, this well-presented two-bedroom apartment offers modern, low-maintenance living with excellent access to shops, amenities and transport links. Popular local attractions including Castle Park, Leisure World, and Colchester Town Station with direct mainline services to London Liverpool Street are all close by, making this an ideal choice for commuters and city lovers alike.

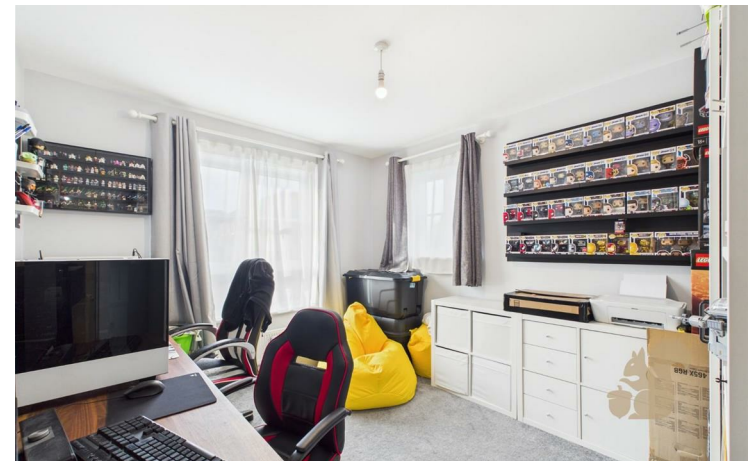
The apartment features a spacious and thoughtfully designed layout, beginning with a welcoming entrance hallway that leads through to an impressive open-plan kitchen and living area measuring approximately 5.00m x 6.26m. This bright and versatile space is perfect for both everyday living and entertaining, offering ample room for dining and relaxing.

There are two well-proportioned bedrooms, with the principal bedroom positioned adjacent to a modern en-suite-style bathroom for added

convenience. The second bedroom, accessed from the hallway, is ideal for guests, a home office or flexible additional living space. A second contemporary bathroom completes the accommodation, providing a level of practicality that is rarely found in apartments of this size.

Further benefits include one allocated parking space, adding to the overall convenience of the property.

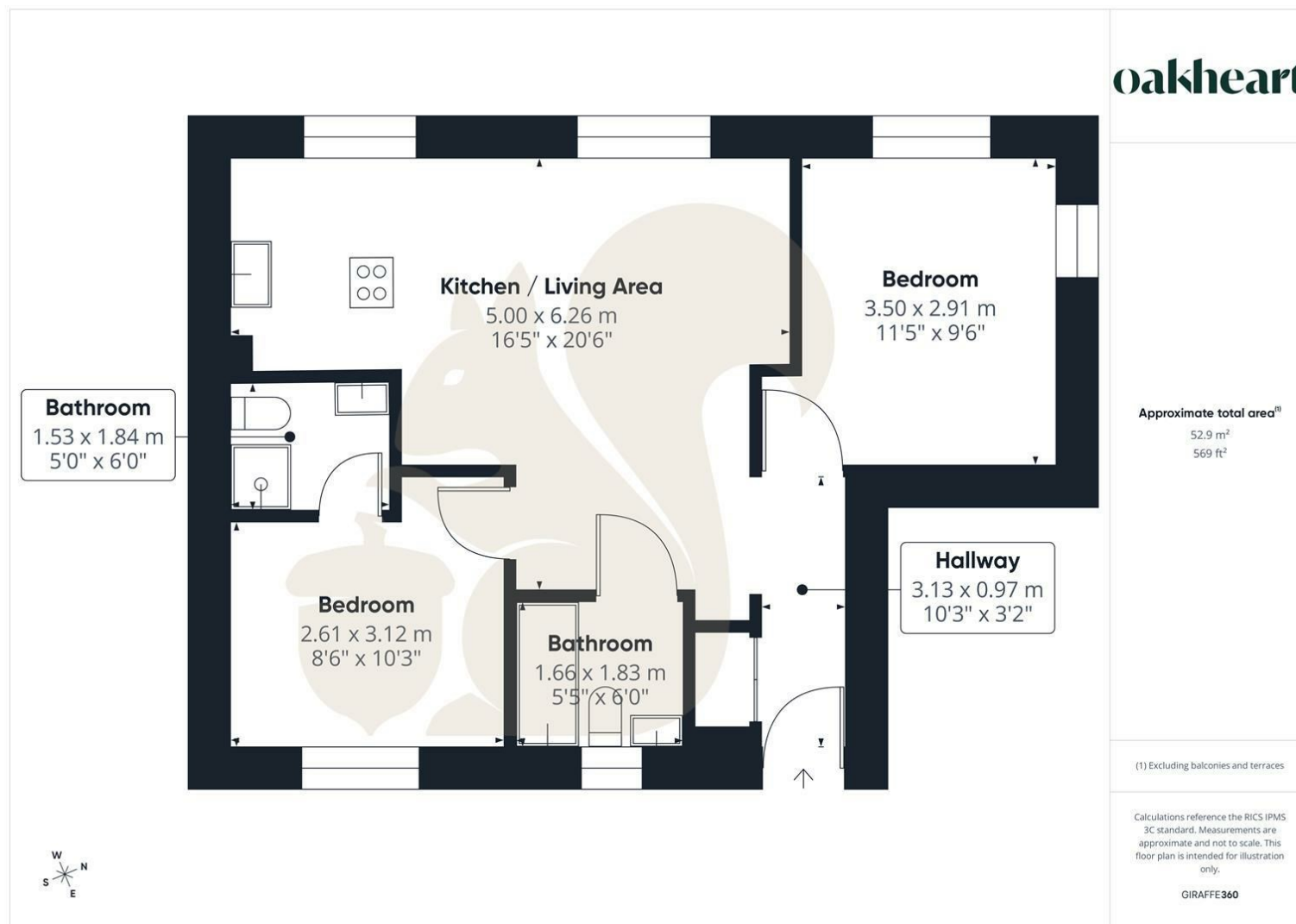
With its modern layout, generous room sizes and excellent city-centre location, this apartment represents a superb opportunity for first-time buyers, commuters or investors seeking a move-in-ready home.











Local Authority:


Tenure:

Leasehold

Council Tax Band:

B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(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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