



oakheart

£160,000

Offers In Excess Of
Clarendon Way, Colchester

No Onward Chain

Ideally positioned for commuters and city living, this beautifully presented two bedroom, two bathroom first floor apartment offers a fantastic opportunity to enjoy modern, low maintenance living just moments from Colchester North Station.

Recently refreshed throughout, the apartment features a brand new fitted kitchen with integrated washing machine and dishwasher, alongside a generous lounge diner providing an excellent space for both relaxing and entertaining. The two well proportioned bedrooms offer comfortable

accommodation, with the principal bedroom benefiting from its own ensuite shower room, while a separate family bathroom serves the second bedroom.

A welcoming entrance hall provides useful built in storage, helping to keep the living space practical and clutter free.

Externally, the property benefits from one allocated parking space, with additional visitor parking available by permit, adding further convenience for residents and guests.

The location is a particular highlight. Colchester North Station is within easy

walking distance, providing direct mainline services to London Liverpool Street, Ipswich and Norwich, making this an excellent choice for commuters. Colchester City Centre is also close by, offering an extensive range of shops, restaurants, bars and everyday amenities, while the surrounding area provides easy access to the A12 and wider road network.

Whether you're looking for a convenient first home, a low maintenance property or a strong investment opportunity, this apartment combines excellent transport links, modern accommodation and a highly convenient location, all offered with the benefit of no onward chain.

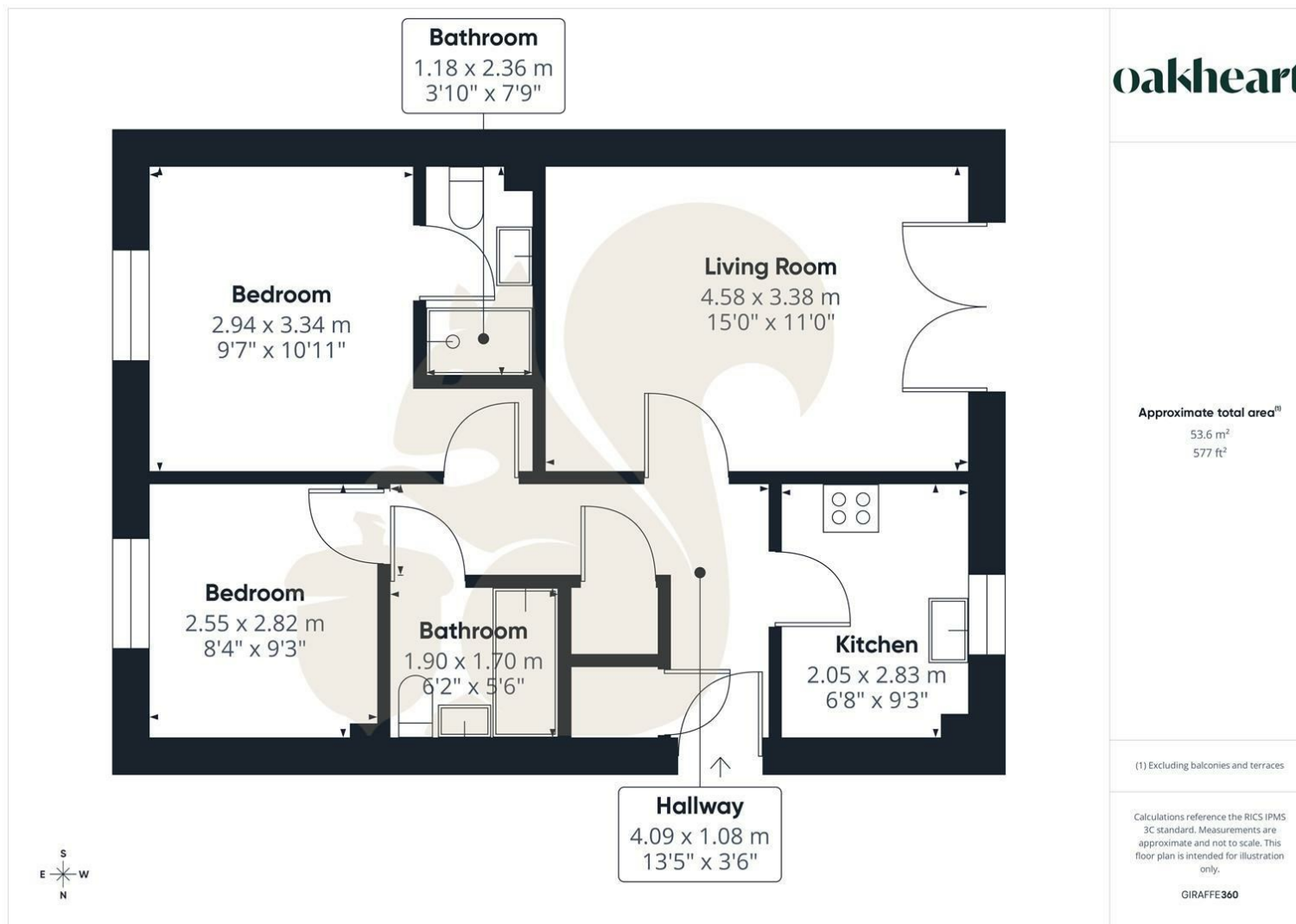
Agents Note: The property has been virtually staged for marketing purposes.











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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		82
(69-80) C	75	
(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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