

oakheart

£165,000

Guide Price

Salamanca Way, Colchester



Guide Price: £165,000 - £175,000

Located in the sought-after Salamanca Way development, this stylish two-bedroom apartment offers contemporary living within easy reach of Colchester's vibrant town centre, local amenities, and excellent transport links.

The property features a welcoming hallway leading into a spacious open-plan living and dining area, filled with natural light from large

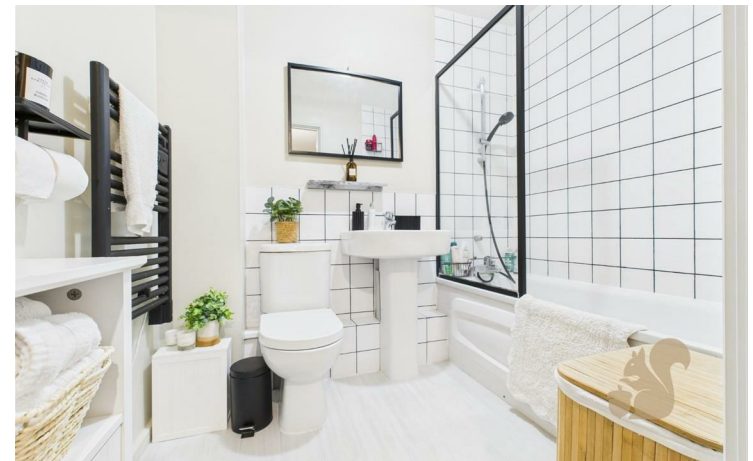
windows and providing a versatile space for both relaxation and entertaining. The separate modern kitchen is well-appointed with fitted units and integrated appliances, making it both practical and sleek.

The apartment offers two well-proportioned bedrooms. The main bedroom is generously sized and the second bedroom is perfect as a guest room, home office, or study space. The standout bathroom has been fitted and styled to an excellent standard, featuring on-trend white tiling with contrasting black grout, a shower-over-bath with glass screen,

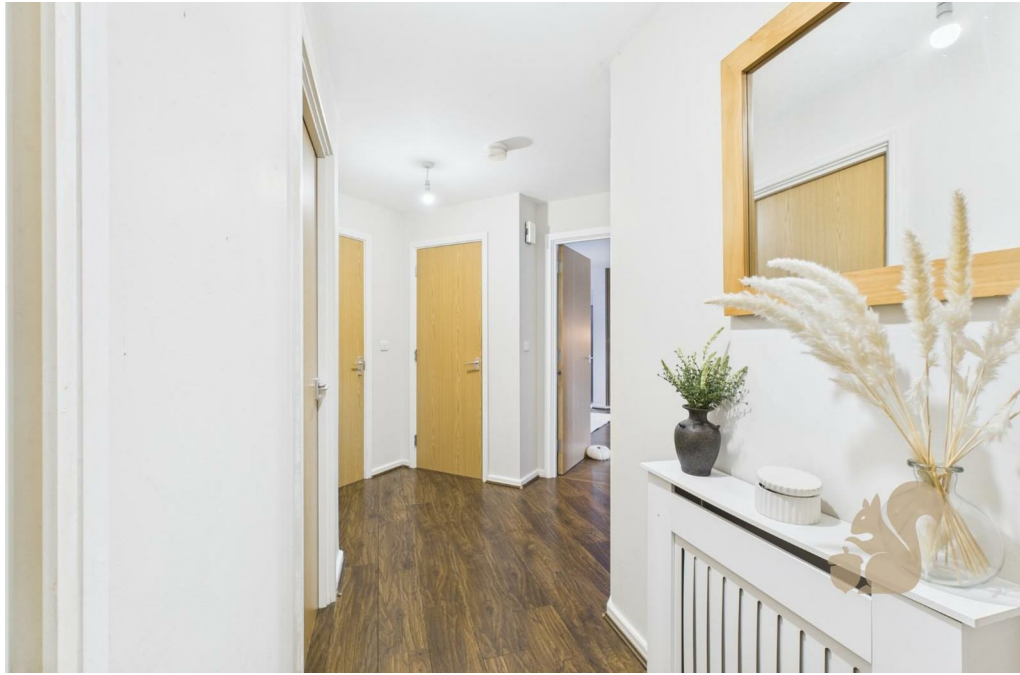
contemporary basin, and heated towel rail, all complemented by fresh neutral décor and modern fixtures.

Additional features include secure entry, well-maintained communal areas, and excellent energy efficiency.

Perfect for first-time buyers, downsizers, or investors, this stylish property combines modern comfort with a convenient Colchester location. There is also one allocated parking space.











Approximate total area⁽¹⁾

63.8 m²

686 ft²

(1) Excluding balconies and terraces:

Calculations reference the RICS IPM 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:

Leasehold

Council Tax Band:

Energy Efficiency Rating

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