

oakheart

£200,000

Offers In Excess Of
North Hill, Colchester



Guide Price - £200,000 - £220,000:

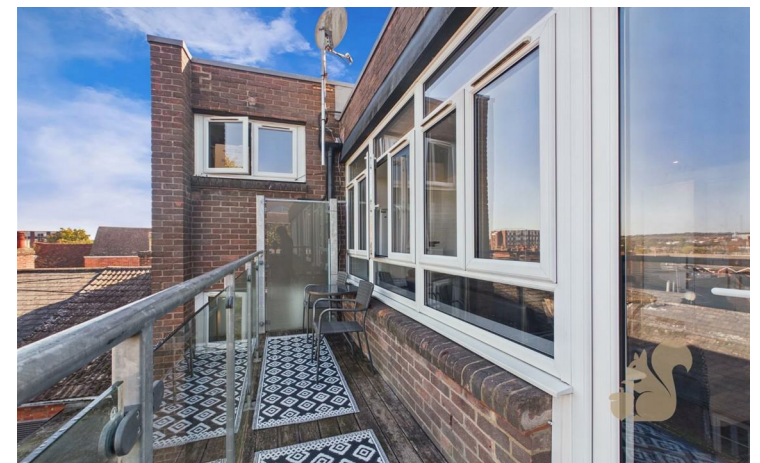
This beautifully presented two-bedroom duplex apartment offers contemporary living across three levels in the highly sought-after Oriol House on North Hill. Perfectly positioned within walking distance of Colchester city centre and Colchester North Station, it provides excellent commuter access with direct trains into London Liverpool Street.

The property boasts a bright and spacious open-plan kitchen, dining, and lounge area, designed for both entertaining and relaxed living. A private balcony extends from this space, providing an ideal spot to enjoy the outdoors.

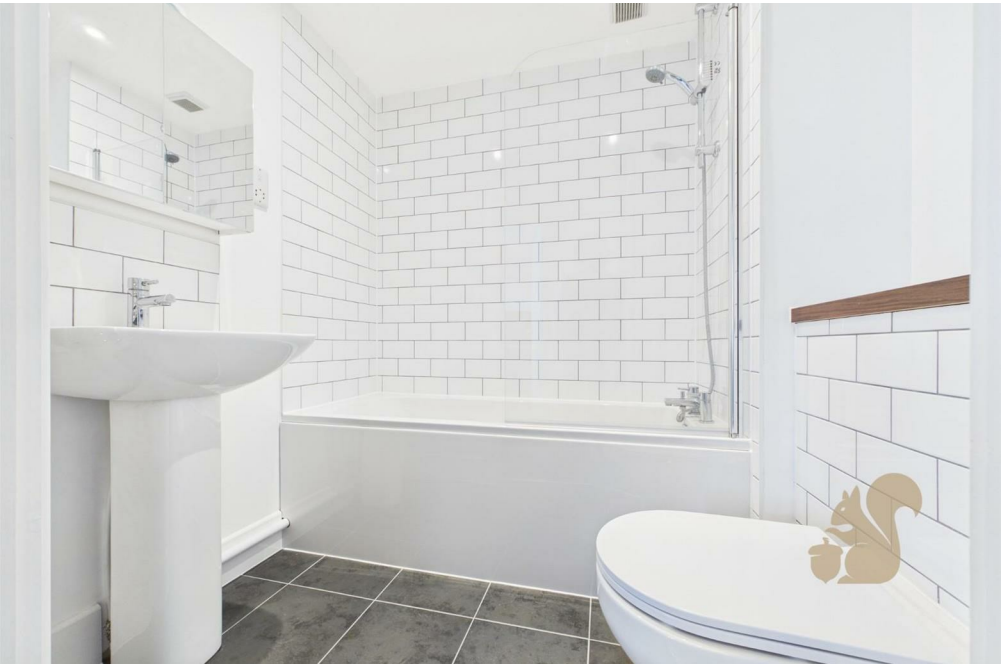
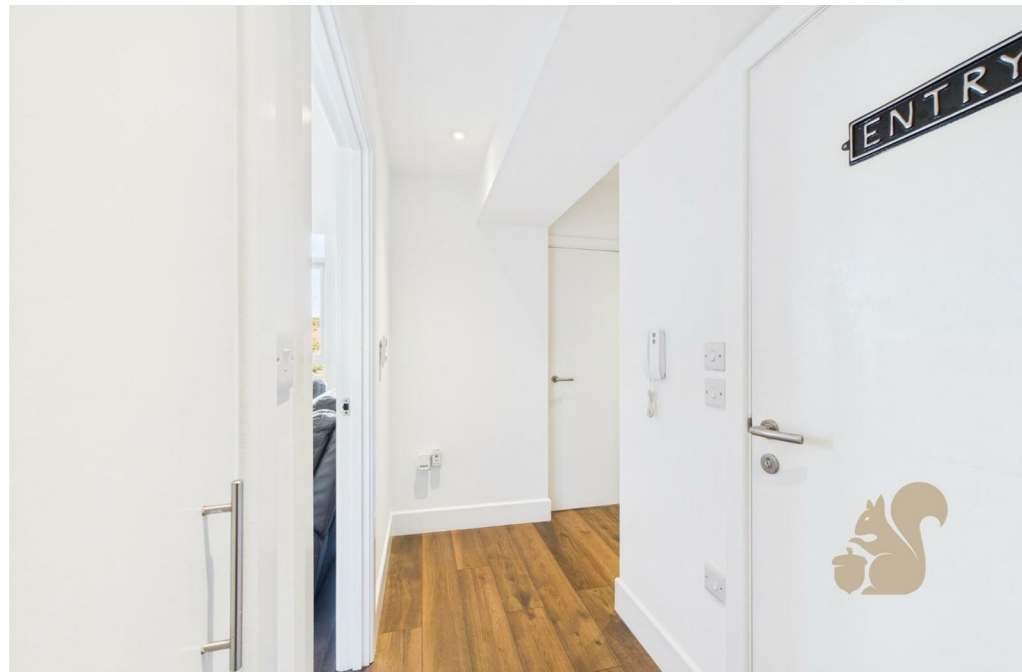
The apartment features two generous bedrooms, including a master suite with an en suite shower room, alongside a stylish family bathroom. Immaculately maintained throughout, the home combines modern design with practicality in a central and

convenient location.

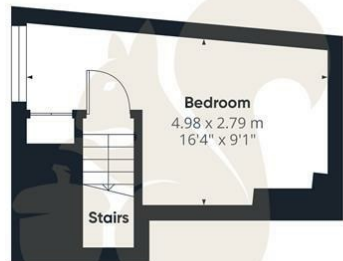
Further benefits include off-road parking and a secure entry system, with easy access to local amenities, shops, restaurants, and Colchester's vibrant city centre. This apartment is an excellent choice for professionals, first-time buyers, or investors seeking a stylish, well-located home with character and convenience.



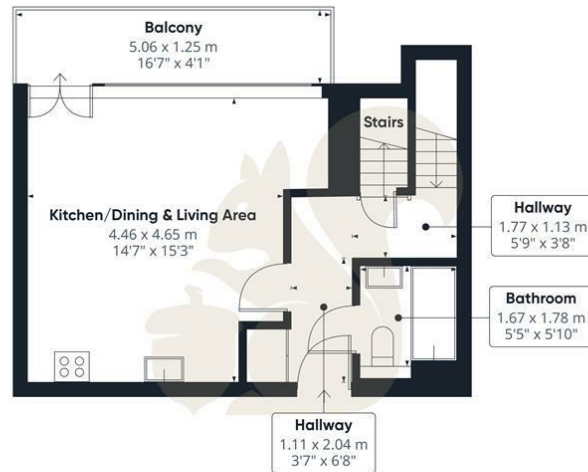




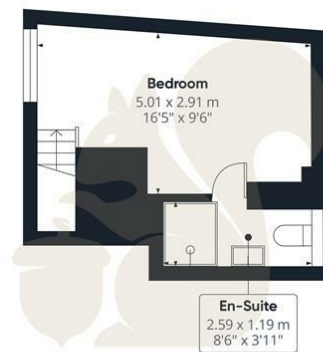




Floor -1



Ground Floor



Floor 1

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Approximate total area^m

62.7 m²
673 ft²

Balconies and terraces

6.2 m²
67 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

Local Authority:

Colchester

Tenure:

Leasehold

Council Tax Band:

C

Energy Efficiency Rating

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