

oakheart



£160,000

Guide Price

Claremont Heights, Colchester

Guide Price: £160,000 – £170,000

Situated within the highly sought-after Claremont Heights development, this spacious and well-presented top floor two-bedroom apartment offers bright, modern living in a prime location—just a short walk from Colchester North Station, the City Centre and Colchester General Hospital, making it ideal for commuters and professionals.

The property opens into a welcoming entrance hall, complete with multiple storage cupboards, providing excellent practicality.

There are two well-proportioned bedrooms, including a generous principal bedroom featuring built-in wardrobes and a Juliet balcony, allowing for plenty of natural light. The second bedroom is also a comfortable size, perfect for guests, a home office or additional living space.

A contemporary family bathroom serves the accommodation, fitted with a bath and shower over, WC and wash basin.

To the rear, the apartment boasts a bright and airy open-plan living and dining area, enhanced by a Juliet balcony that creates

a light, inviting space—ideal for both relaxing and entertaining. The adjoining kitchen is well-equipped with ample worktop and cupboard space, offering both functionality and style.

Externally, residents benefit from an allocated parking space, additional visitor parking and well-maintained communal grounds, adding to the overall appeal.

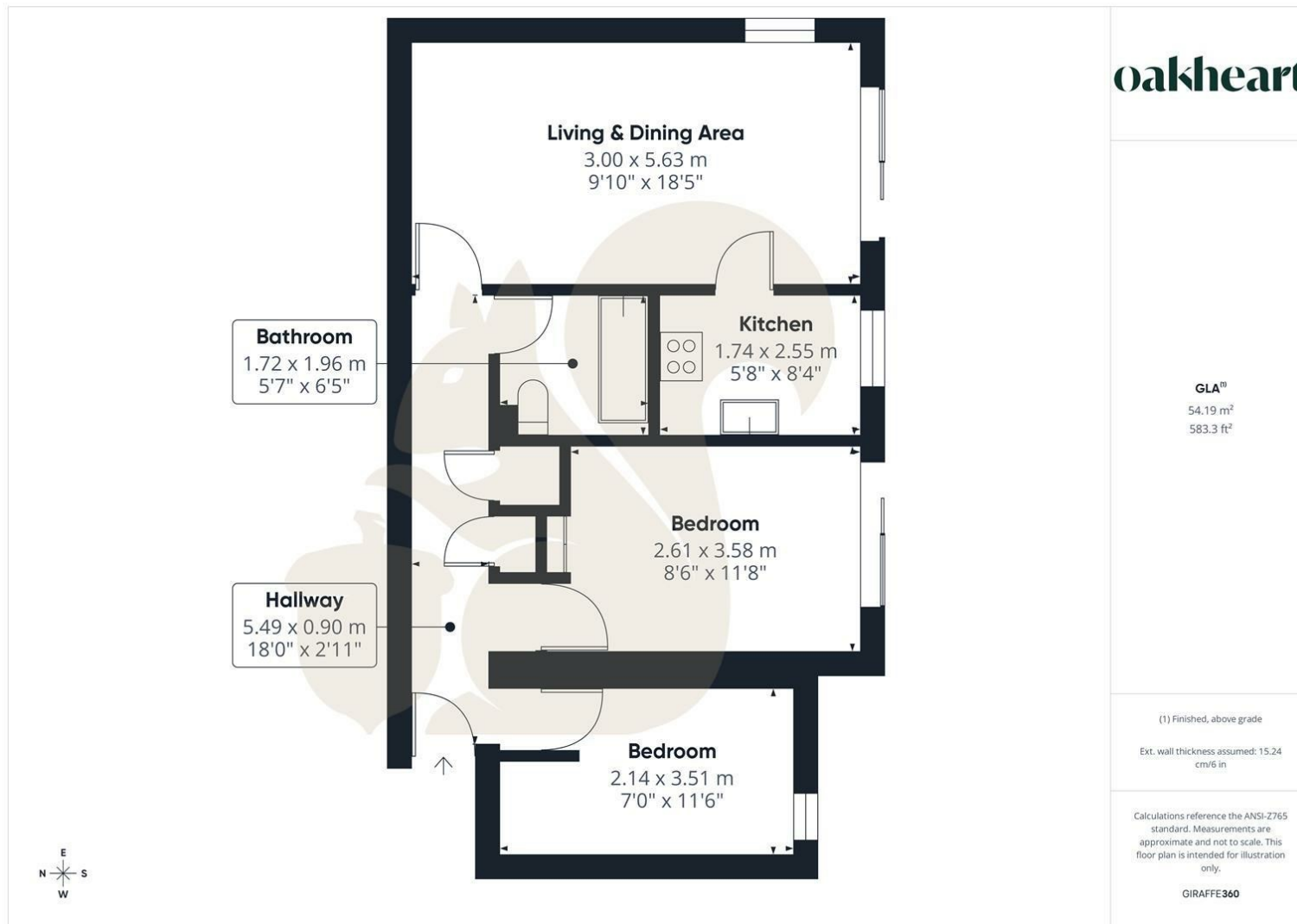
A fantastic opportunity to acquire a well-located, low-maintenance home in one of Colchester's most convenient and popular developments.











**oakheart**

Local Authority:  
Colchester

Tenure:  
Leasehold

Council Tax Band:  
B

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.