

oakheart



£200,000

Guide Price

Robin Crescent, Stanway

GUIDE PRICE: £200,000 - £210,000.

Situated on the popular Robin Crescent in Stanway, this spacious and well-presented two bedroom, two bathroom top floor apartment offers modern living with the added benefits of a garage and parking, whilst enjoying excellent access to Stane Retail Park, the A12 and Marks Tey Train Station with direct links into London Liverpool Street.

The accommodation begins with a welcoming entrance hall complete with a built-in storage cupboard. The generous living room is a standout feature of the home, boasting multiple windows and a Juliette balcony which flood the space with natural light, creating a bright and airy feel throughout. Leading from the living area is a well-equipped kitchen offering an array of cupboard and worktop space.

Positioned off the hallway are two well-proportioned bedrooms,

with the second bedroom benefiting from built-in wardrobes. The recently modernised family bathroom comprises a bath with shower over, WC and wash basin. The spacious principal bedroom also features built-in wardrobes alongside a contemporary en-suite shower room.

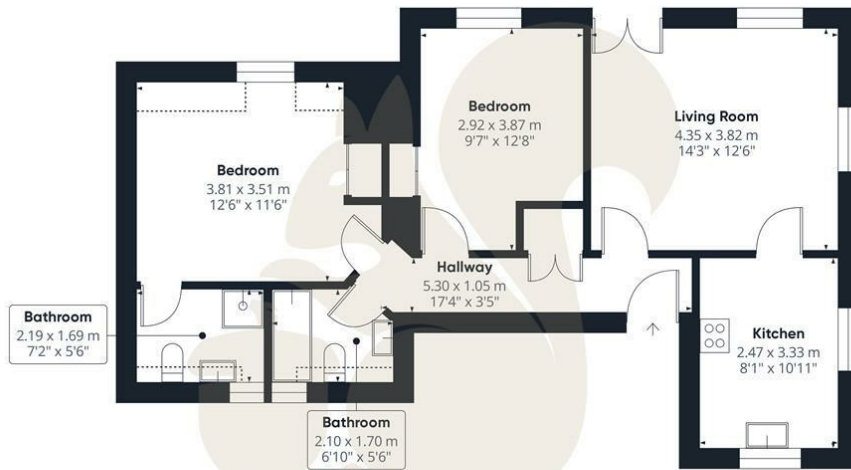
Externally, the property benefits from a single garage with parking directly in front, as well as access to a communal bin store.



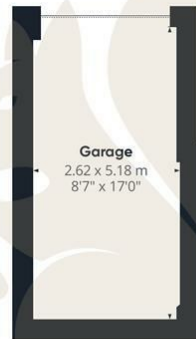








Floor 1 Building 1



Ground Floor Building 2

**oakheart**

**Main building GLA™**

70.21 m<sup>2</sup>  
755.78 ft<sup>2</sup>

**Main building total**

70.21 m<sup>2</sup>  
755.78 ft<sup>2</sup>

**Building 2 total**

14.8 m<sup>2</sup>  
159.27 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

**Reduced headroom**

----- Below 1.5 m/5 ft  
Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 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 |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   | 73                      | 79        |
| (55-68) <b>D</b>                                   |                         |           |
| (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.

Oakheart Colchester  
01206 803 308  
colchester@oakheart.co.uk  
2b Cotman Road, Colchester, Essex, CO3 4QJ

**oakheart**