

**oakheart**



£210,000

Offers In Excess Of

Christopher Garnett Chase, Stanway,  
Colchester

Occupying the top floor of a modern, well-maintained development in Stanway, this stylish two-bedroom, two-bathroom apartment offers bright, contemporary living complemented by a private balcony and two allocated parking spaces.

The heart of the home is the spacious open-plan kitchen/living area, flooded with natural light and opening directly onto the balcony – an ideal spot for morning coffee, evening drinks or alfresco dining, with ample space for a table and chairs. The kitchen is well-appointed and

seamlessly integrates with the living space, creating a sociable and practical layout.

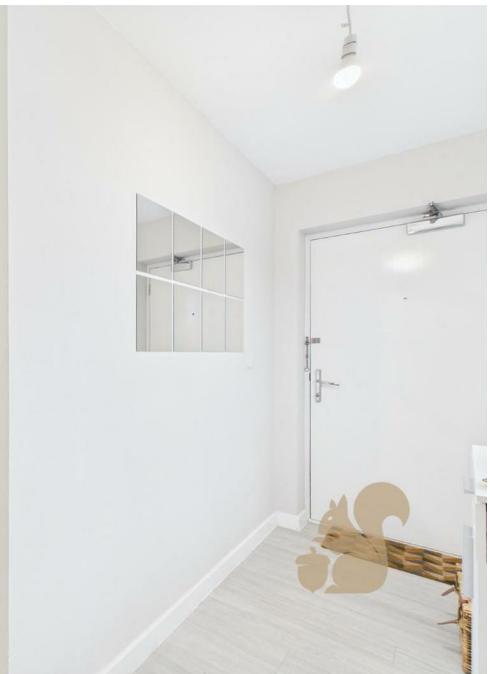
The principal bedroom is a generous double and benefits from a modern en suite shower room, while the second double bedroom is perfect for guests, a home office or sharers. A contemporary family bathroom features a bath with shower over, and the apartment is further enhanced by two large storage cupboards located off the hallway, providing excellent everyday practicality.

Additional features include gas central heating, double glazing throughout, and two allocated parking spaces, making this a particularly appealing and convenient home.

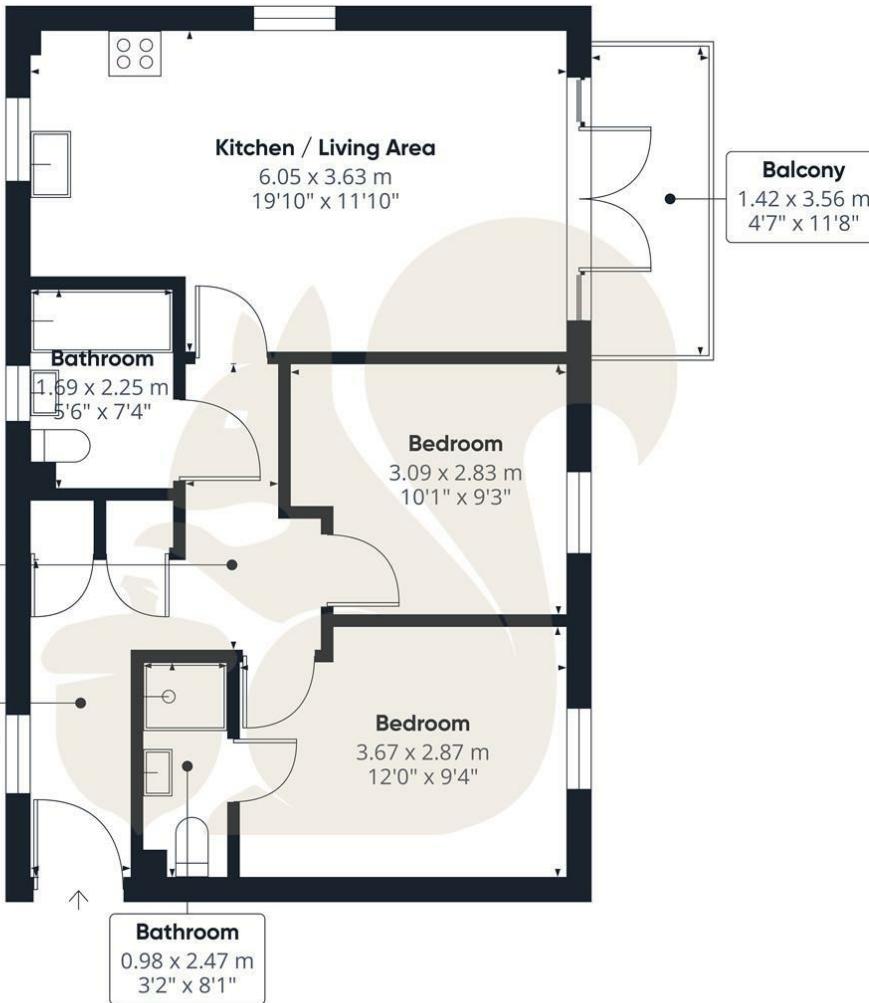
Ideally positioned in a popular area of Stanway, the property enjoys close proximity to Stanway Retail Park, Tollgate Shopping Centre, and a wide selection of restaurants and cafés. Transport links are excellent, with easy access to the A12, regular bus routes into Colchester Town Centre, and Colchester North Station for commuters. Well-regarded local schools and nearby green spaces, including Lexden Park and Stanway Green, are also within easy reach.











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Local Authority:  
Colchester

Tenure:  
Leasehold

Council Tax Band:  
B

Approximate total area<sup>(1)</sup>  
55.5 m<sup>2</sup>  
597 ft<sup>2</sup>

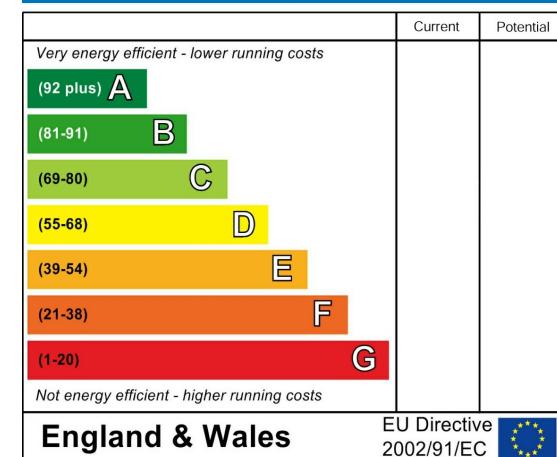
Balconies and terraces  
4.9 m<sup>2</sup>  
53 ft<sup>2</sup>

(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

## Energy Efficiency Rating



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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