

oakheart

£150,000

Offers In Excess Of
Sandmartin Crescent, Stanway, Colchester

A well-presented one-bedroom first floor apartment situated on Sandmartin Crescent, within the popular Stanway district of Colchester. The location offers excellent convenience with Stane Retail Park, the A12 and Marks Tey railway station all easily accessible, providing direct services into London Liverpool Street. The property is offered for sale with no onward chain.

The apartment is approached via a secure communal entrance with stairs leading to the first floor and access to a private

entrance hall. The hall provides loft access and leads to all principal accommodation.

The living space is particularly well proportioned and filled with natural light thanks to its large windows, creating an inviting environment for both relaxing and entertaining. The adjoining kitchen is fitted with a selection of units, featuring worktop space, cupboards and drawers, an integrated fridge/freezer, four-ring gas hob with oven beneath and extractor above, a

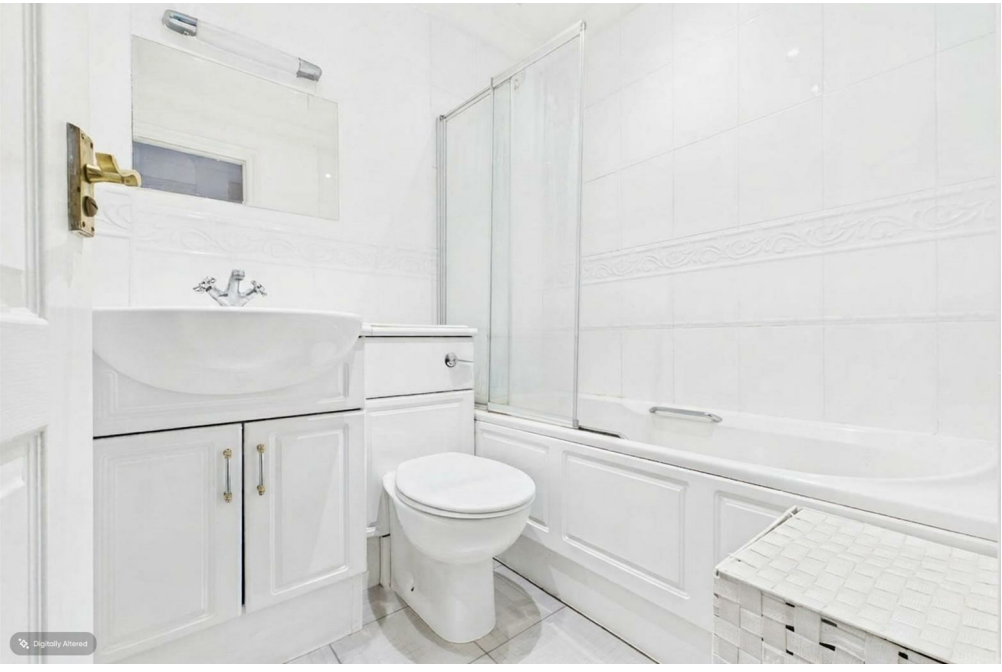
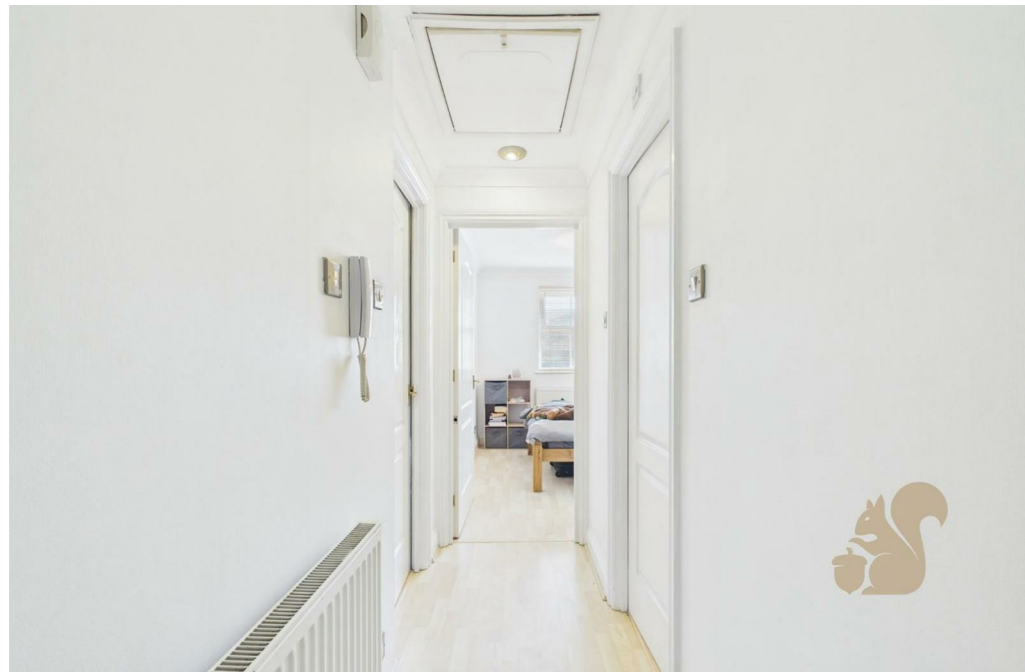
one-and-a-half bowl sink. A washing machine is included within the sale.

The double bedroom benefits from a built-in wardrobe, while the bathroom is fitted with a clean white suite comprising a panelled bath, wash hand basin and WC, finished with part-tiled walls.

Further benefits include an allocated parking space and an external lockup space ideal for storage, and access to neatly maintained communal lawned gardens.









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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