

The logo for Oakheart, featuring the word "oakheart" in a white, lowercase, sans-serif font against a blue sky background.

# oakheart

£200,000

Guide Price

Wagtail Mews, Stanway



GUIDE PRICE: £200,000 - £210,000.

An immaculately presented and spacious two bedroom, two bathroom ground floor apartment, ideally positioned within the highly desirable Stanway area of Colchester. Situated on Wagtail Mews, the property offers excellent access to Stane Retail Park, the A12, A120 and Marks Tey Train Station, which provides direct rail links into London Liverpool Street.

The accommodation is thoughtfully arranged and begins with a welcoming entrance hall, complete with multiple storage cupboards. The spacious principal bedroom benefits from a modern en-suite shower room, while the

second double bedroom is served by a stylish family bathroom.

The heart of the home is the impressive open plan kitchen, dining and living area, providing a fantastic space for both relaxing and entertaining. The kitchen is fitted with a range of units and work surfaces, cupboards and drawers under, an inset one-and-a-half sink with mixer tap, built-in four-ring gas hob, electric oven with extractor fan over, plumbing for a washing machine, wall-mounted cabinets and a cupboard housing the wall-mounted gas boiler. French doors open directly from the living space onto a balcony terrace area, enclosed by railings.

The property is finished throughout with attractive Karndean flooring, further enhancing the modern and well-presented feel.

Externally, the apartment benefits from two allocated parking spaces, along with additional visitors' parking. A superb apartment in a convenient and sought-after location, ideal for first-time buyers, commuters, downsizers or investors alike.

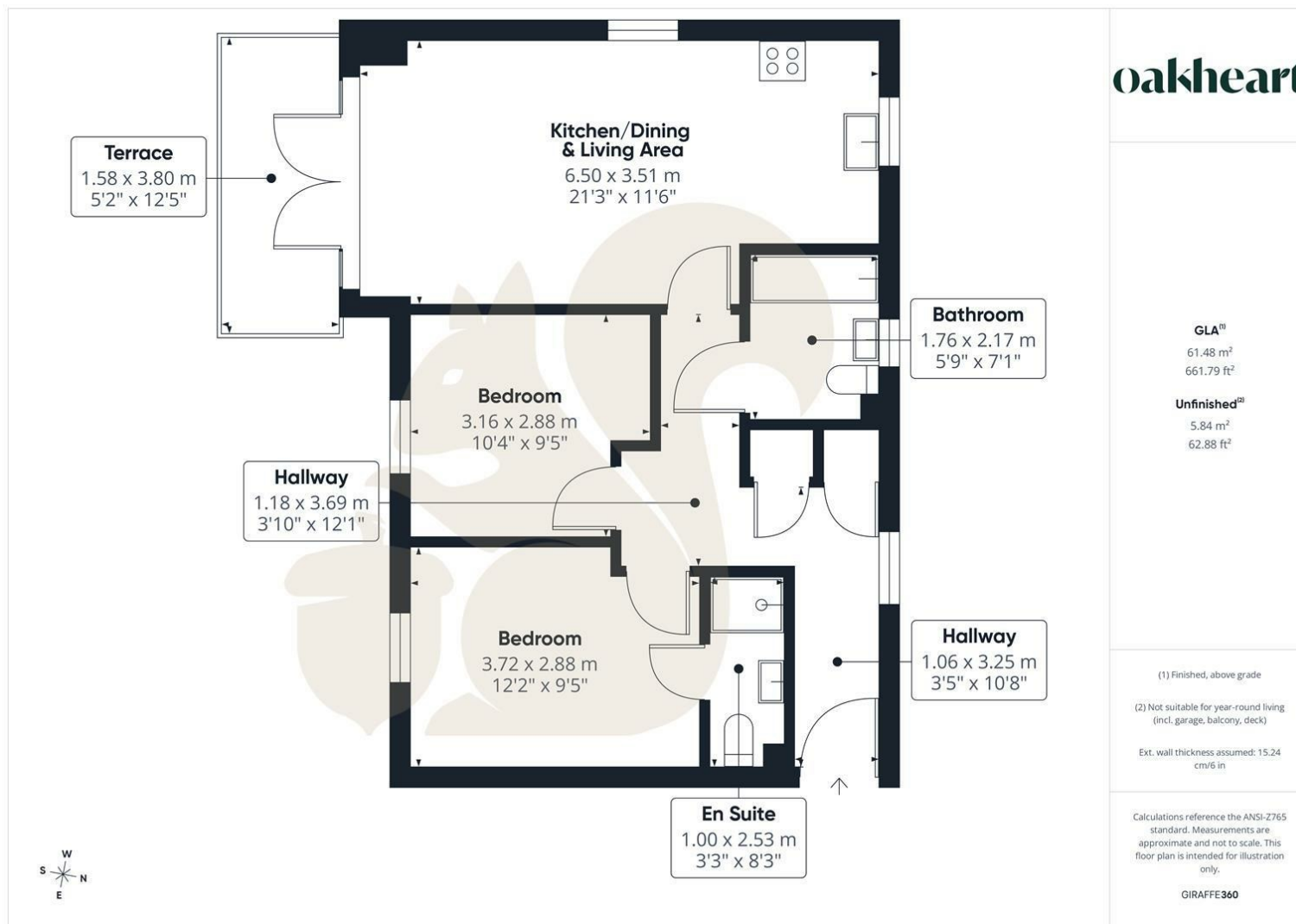












Local Authority:  
Colchester

Tenure:  
Leasehold

Council Tax Band:  
B

### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | <b>84</b>                  | <b>84</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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**