

oakheart



£160,000

Guide Price

Nicholsons Grove, Colchester

\*Guide Price: £160,000 - £180,000.\*

Offered to the market with no onward chain, this spacious and well-presented two-bedroom first-floor apartment enjoys the added benefits of a private garage with parking space directly in front. Ideally positioned on Nicholsons Grove in central Colchester, the property is within comfortable walking distance of Colchester City Centre and Colchester Town Station, providing direct rail links into London Liverpool Street.

The accommodation is thoughtfully laid out and comprises a welcoming entrance hall with multiple built-in storage cupboards, a generous living and dining area ideal for both relaxing and entertaining, and a well-equipped kitchen offering ample cupboard and worktop space. The apartment further features a spacious principal bedroom, a second well-proportioned bedroom, and a family bathroom.

Externally, the property benefits from a private single garage

with up-and-over door and a dedicated parking space positioned immediately in front, a particularly valuable feature for such a central location.

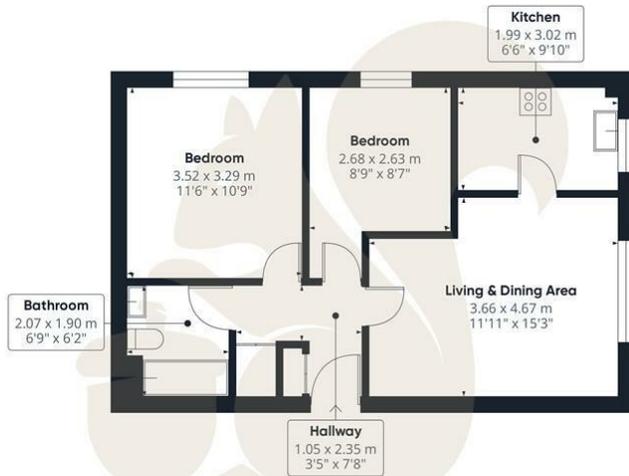
An excellent opportunity for first-time buyers, investors, or those seeking a convenient City Centre home with parking and garage facilities.











Floor 1 Building 1



Ground Floor Building 2

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Approximate total area<sup>(1)</sup>

65.9 m<sup>2</sup>  
710 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

Local Authority:

Colchester

Tenure:

Leasehold

Council Tax Band:

A

### 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>	78	81
(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.

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