

oakheart



£260,000

Guide Price

Napier Road, Colchester

Guide Price: £260,000 - £270,000.

Positioned within a striking converted former army building—this spacious and beautifully presented two-bedroom, two-bathroom first floor luxury apartment seamlessly combines period elegance with modern refinement. Perfectly placed within walking distance of Abbey Fields, Colchester City Centre and Colchester Town Station, residents benefit from direct rail services into London Liverpool Street, making it an ideal home for commuters and city lovers alike.

Internally, the property is introduced via a long and welcoming hallway that

impressively spans the full depth of the building. The stunning open-plan living and dining area provides a wonderful space for both relaxing and entertaining, enhanced by two sets of sash windows complete with stylish fitted shutters, offering picturesque views across the Cricket Club and filling the room with natural light. Off this space sits the modern U-shaped kitchen, beautifully appointed with an excellent range of fitted cupboards, generous worktop space and integrated appliances.

The apartment offers two well-proportioned double bedrooms, including a large principal bedroom complemented by a sleek en-suite shower room. A contemporary family bathroom provides a bath with shower over, WC and

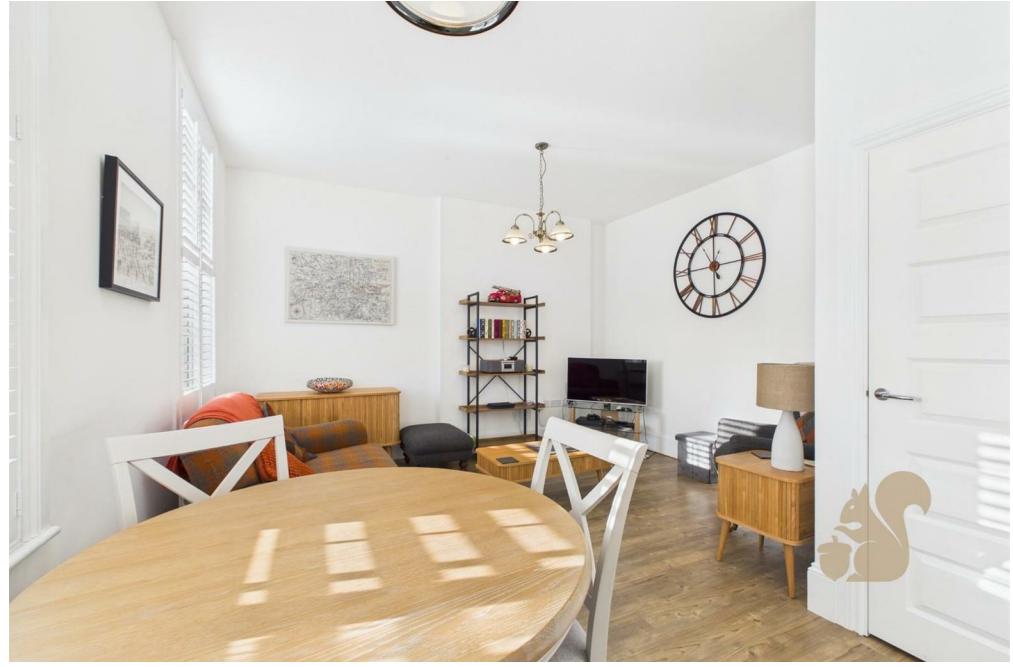
wash basin. Further benefits include a useful utility cupboard housing the boiler, additional storage options and shutters fitted to all windows, enhancing the home's blend of character and modern style. Uniquely, the apartment also boasts a loft that spans over the two bedrooms of the property, providing exceptional storage potential.

Externally, residents can enjoy well-maintained communal gardens, one allocated parking space and additional visitor parking. There is also secure bike shed storage.

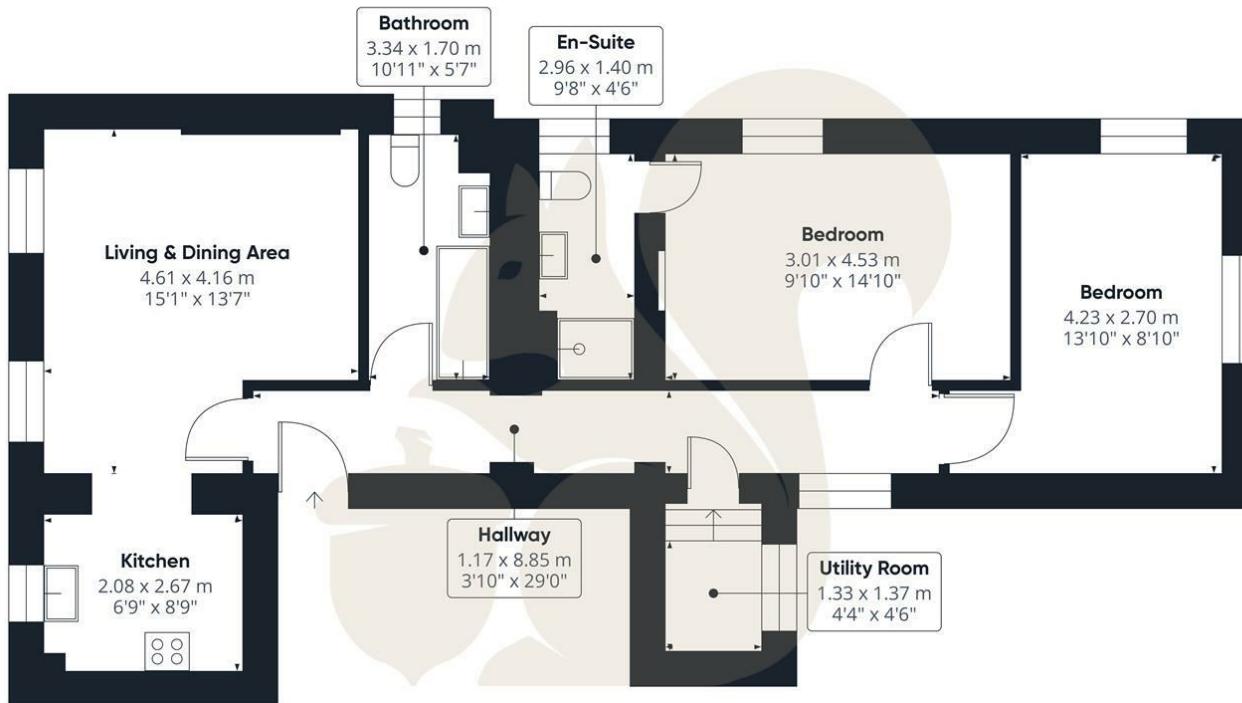
A truly impressive apartment offering elegance, space and convenience in one of Colchester's most distinguished developments.











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

Approximate total area⁽¹⁾

71.1 m²
764 ft²

(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:
 B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.