

oakheart

£160,000

Guide Price

Lethe Grove, Colchester



Guide Price: £160,000 - £170,000.

Positioned on the top floor, this spacious two double bedroom apartment occupies an excellent location on Lethe Grove, to the south of Colchester. The property is ideally situated within easy reach of well-regarded schools, local amenities and convenient transport links.

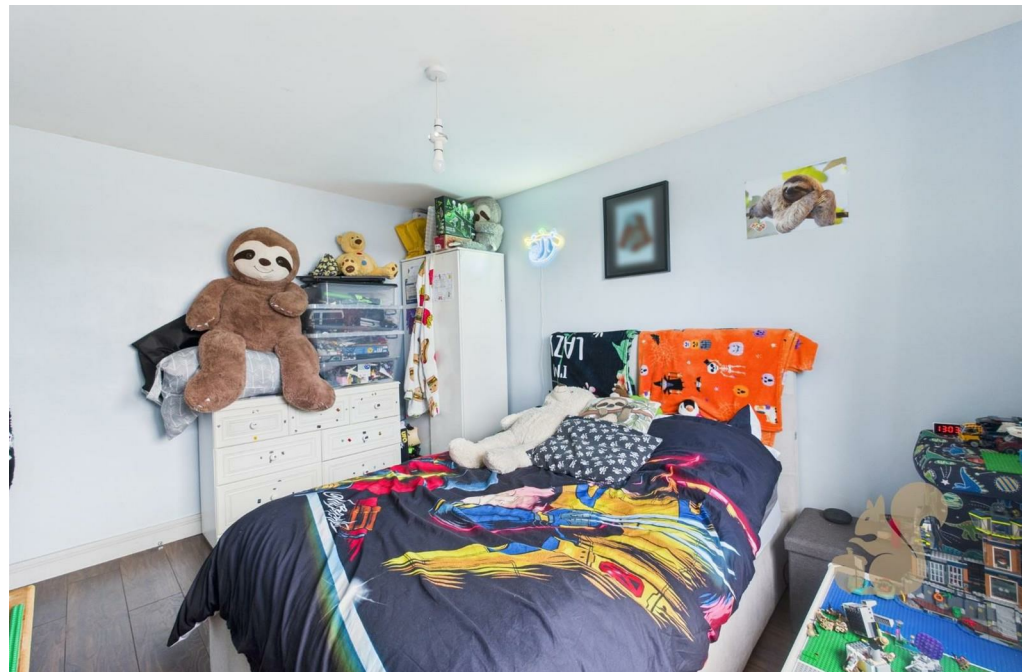
Internally, the apartment offers two well-proportioned double bedrooms, both filled with natural light from double-glazed windows. The generously sized kitchen provides ample space and includes a selection of integrated appliances. Further accommodation includes a good-sized bathroom and a particularly spacious entrance hallway.

Externally, residents benefit from well-maintained communal grounds with attractive green spaces, plentiful off-road parking and a secure brick-built storage shed.

Please Note: The lease term is currently in the process of being extended.











Ground Floor Building 2

External Storage
3.14 x 1.71 m
10'3" x 5'7"

Ground Floor Building 2

Approximate total area⁽¹⁾

66 m²

710 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

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	73	73
<p>England & Wales</p>		

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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