

oakheart

£160,000

Offers Over  
Alexandra Road, Colchester



Offered with No Onward Chain

A beautifully refurbished two-bedroom first-floor apartment, ideally positioned on Alexandra Road in the highly sought-after CO3 area. Offering stylish, move-in ready accommodation, this impressive home is perfect for those seeking modern, low-maintenance living in a prime and convenient location.

The property has undergone a full internal refurbishment, resulting in a fresh, contemporary finish throughout. Accessed via a secure communal entrance with intercom system, the apartment opens into a well-designed and spacious

interior.

At the heart of the home is a bright and airy open-plan kitchen/living space, providing an ideal setting for both everyday living and entertaining. The apartment offers two well-proportioned bedrooms, with the principal bedroom benefiting from a sleek en suite shower room. A separate modern family bathroom, complete with bath and shower over, adds further practicality.

Perfectly located within walking distance of Colchester Town Station and the city centre, the property also enjoys close proximity to a range of local

amenities and the highly regarded Hamilton Primary School, making it an excellent choice for professionals, couples, and small families alike.

Externally, the apartment benefits from an allocated private parking space to the rear, along with a communal bin store and secure bike storage.

Stylish, conveniently located, and ready to move straight into, this is an excellent opportunity not to be missed.









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**Approximate total area<sup>m</sup>**  
51 m<sup>2</sup>  
549 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:

Tenure:  
Leasehold

Council Tax Band:

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>			
(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.

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

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