

oakheart

£260,000

Offers In Excess Of
Waterside Lane, Colchester



An outstanding four-bedroom, two-bathroom duplex penthouse apartment, extending to approximately 1,500 sq ft of beautifully designed contemporary living, enjoying breathtaking waterside views across the tranquil Distillery Pond. Positioned on the highly desirable Waterside Lane, this exceptional home offers the perfect balance of peaceful surroundings and everyday convenience, with the University of Essex, local amenities and Hythe Station—all within easy reach, providing direct links to London Liverpool Street.

Upon entering, you are welcomed by a spacious and inviting entrance hall, setting the tone for the accommodation that follows. This level hosts two well-proportioned double bedrooms, including one with built-in wardrobes and another enhanced by a charming Juliet balcony. A stylish family bathroom serves this floor, finished to a modern standard.

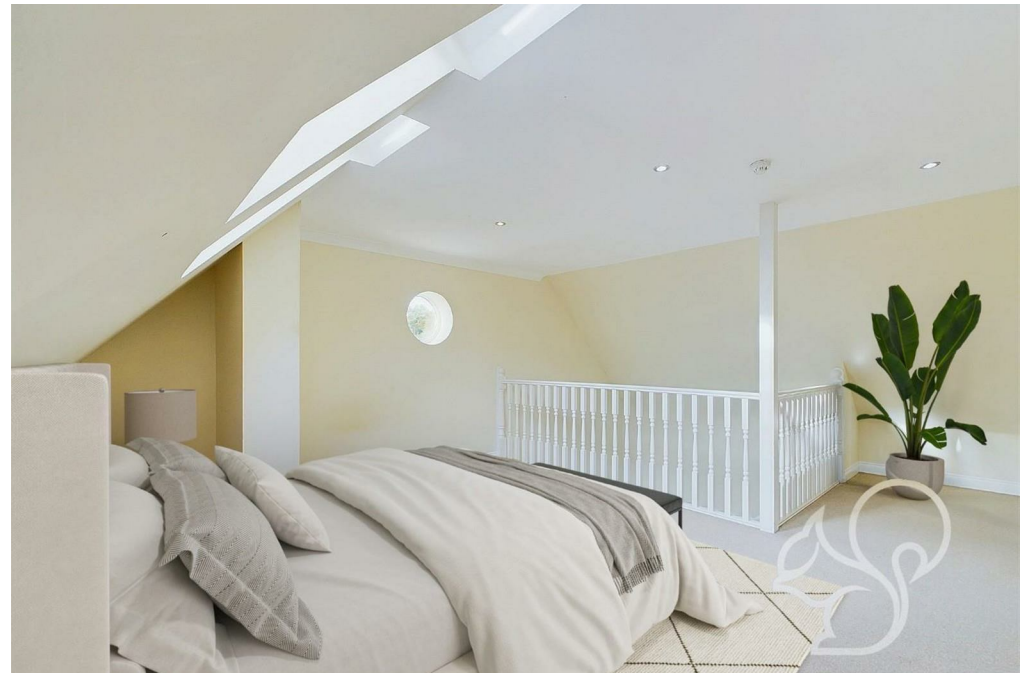
The true centrepiece of the home is the impressive open-plan living space—an expansive and light-filled area designed for both relaxing and entertaining. The contemporary kitchen is thoughtfully appointed with ample work surfaces, generous storage and integrated appliances, flowing seamlessly into the dining and lounge areas. From here, twin doors lead out onto a private balcony, perfectly positioned to enjoy uninterrupted views over the water—an ideal setting for morning coffee or evening unwinding. A large storage cupboard further enhances practicality on this level.

The upper floor offers a sense of privacy and character, featuring the principal bedroom complete with en-suite shower room, eaves storage and an additional cupboard. A fourth double bedroom overlooks the living space below, creating a striking architectural feature. Both rooms are complemented by distinctive circular windows, flooding the space with natural light while framing far-reaching views.

Externally, the property benefits from two allocated parking spaces, access to beautifully maintained communal grounds and a scenic walkway.



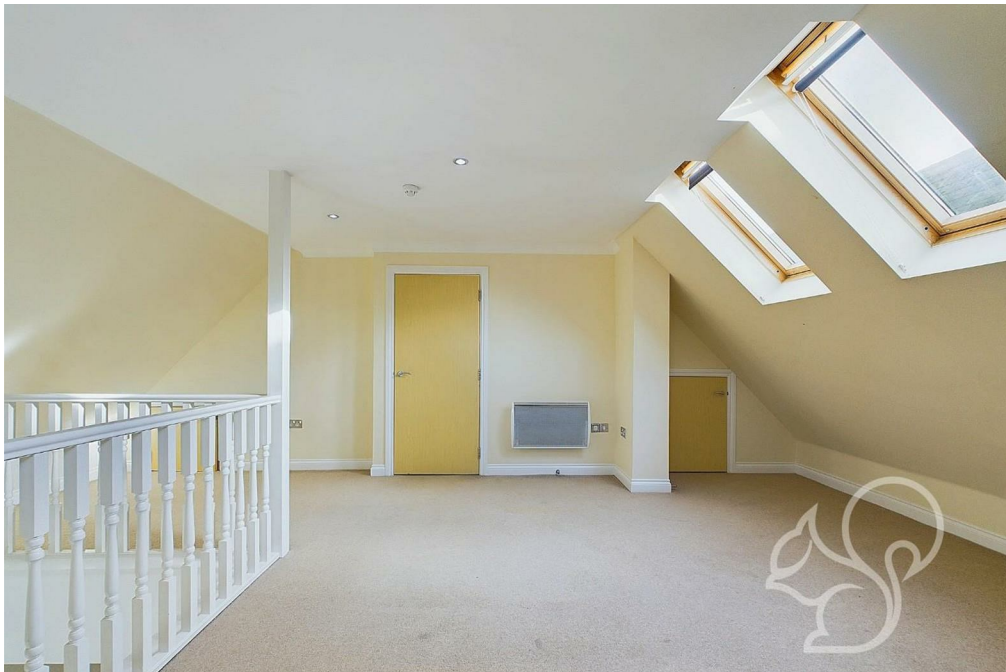




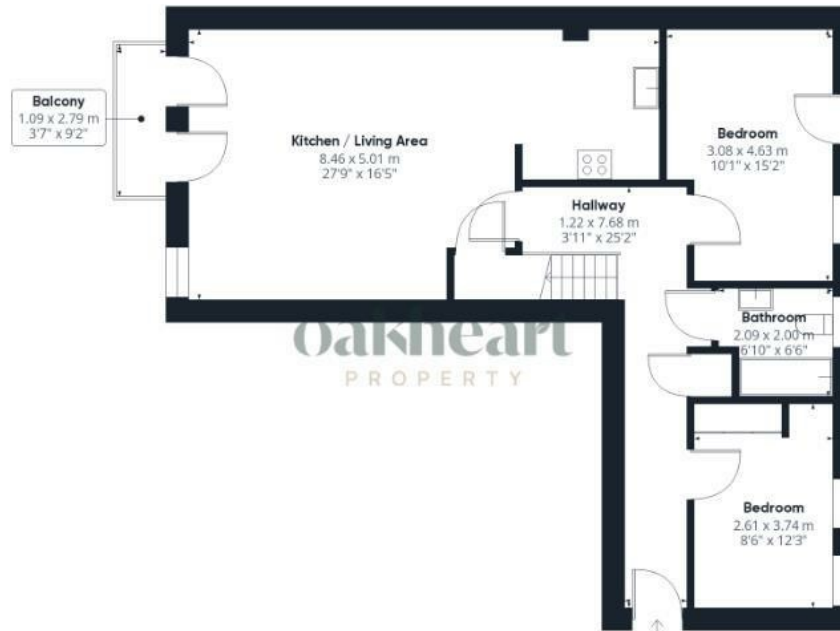












Ground Floor



Floor 1

Approximate total area⁽¹⁾

135.63 m²
1459.9 ft²

Balconies and terraces

3.02 m²
32.51 ft²

Reduced headroom

14.31 m²
154.04 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

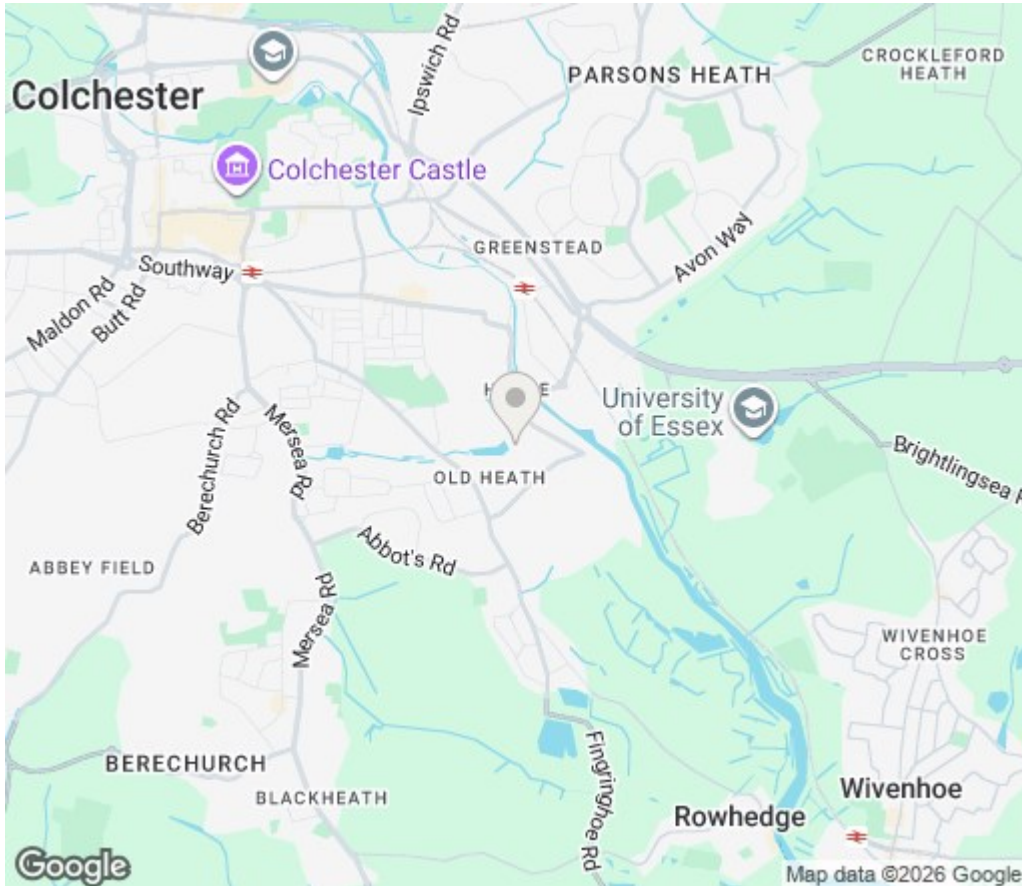
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.


Local Authority:
Colchester

Tenure:
Leasehold

Council Tax Band:
C



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

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