



oakheart

£150,000

Guide Price

London Road, Marks Tey

Guide Price: £150,000 - £160,000.

Please note the current owner is applying for a lease extension that will make the lease 180 years and change the ground rent to £0 - The current terms are 91 year lease and £476 per annum ground rent.

This spacious two-bedroom ground-floor apartment is ideally located just off London Road in Marks Tey, offering excellent convenience for commuters and local amenities alike. The property is perfectly positioned within easy reach of Marks Tey Train Station, which provides direct services into London Liverpool Street, as well as swift access to the A12, A120, and the popular Stane Retail

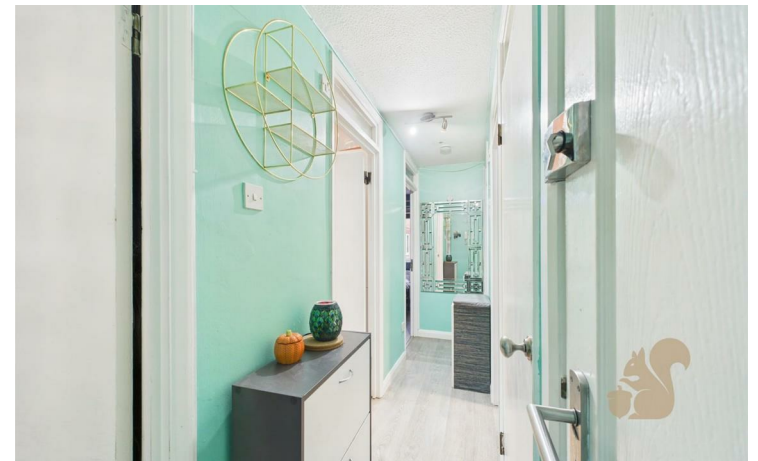
Park.

The well-planned accommodation begins with a porch opening into a welcoming entrance hall, which benefits from a useful storage cupboard. The heart of the home is the generous living and dining area, featuring multiple windows that flood the space with natural light, creating a bright and airy atmosphere. The stylish U-shaped kitchen offers an excellent range of worktop and cupboard space, ideal for both everyday living and entertaining.

The apartment comprises a spacious double bedroom fitted with built-in wardrobes, a further well-proportioned second bedroom, and a family

bathroom complete with a bath and shower over, WC, and wash basin.

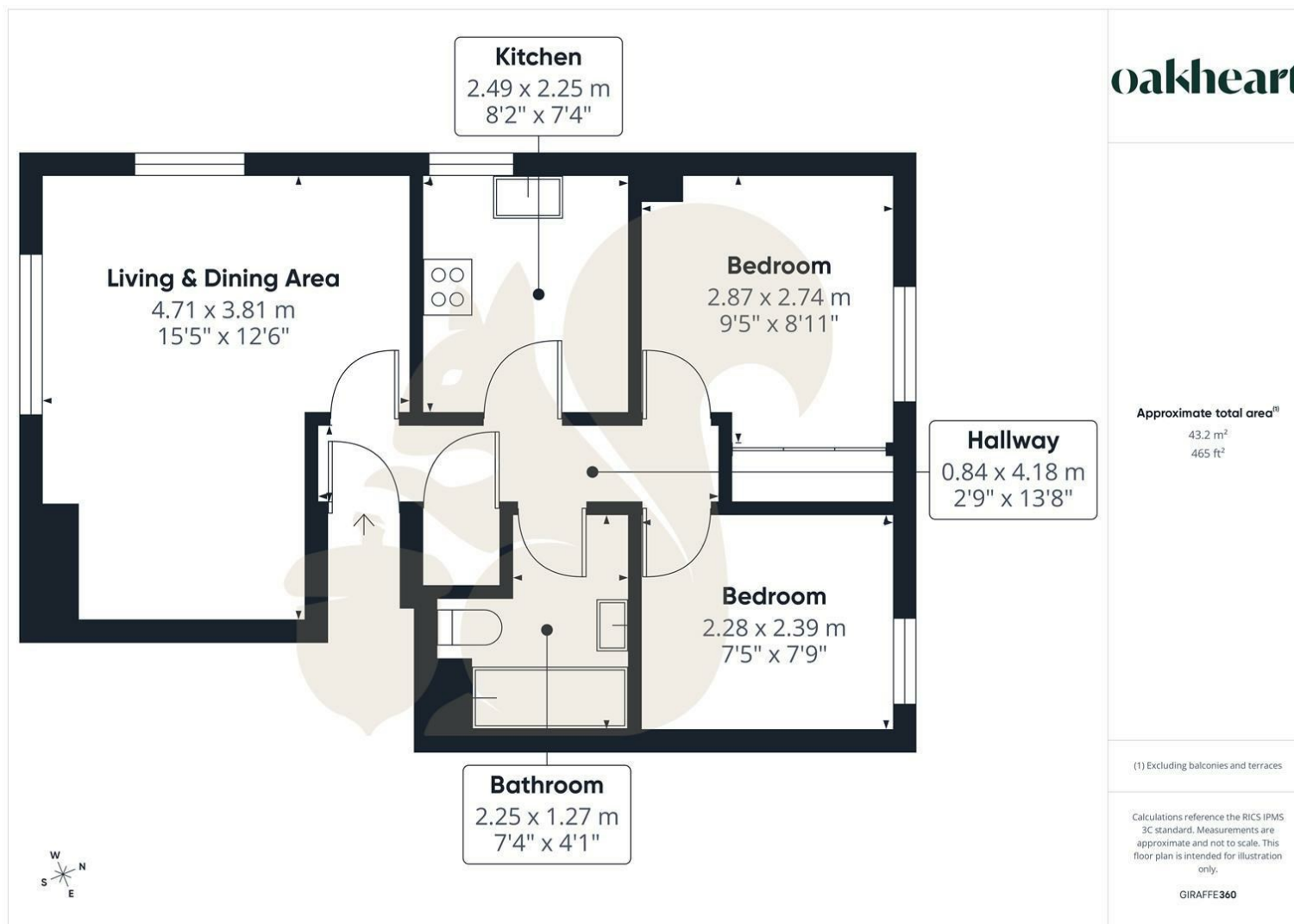
Externally, the property enjoys access to well-maintained communal gardens and further benefits from an allocated parking space. This home would make an ideal purchase for first-time buyers, downsizers, or investors seeking a well-located and practical apartment in a highly convenient setting.











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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		76
(55-68) D	56	
(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.

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