

oakheart

£150,000

Asking Price

Nelson Road, Colchester



Situated on Nelson Road to the west of Colchester, this beautifully presented apartment offers modern and stylish accommodation throughout, making it an ideal choice for first-time buyers, or investors.

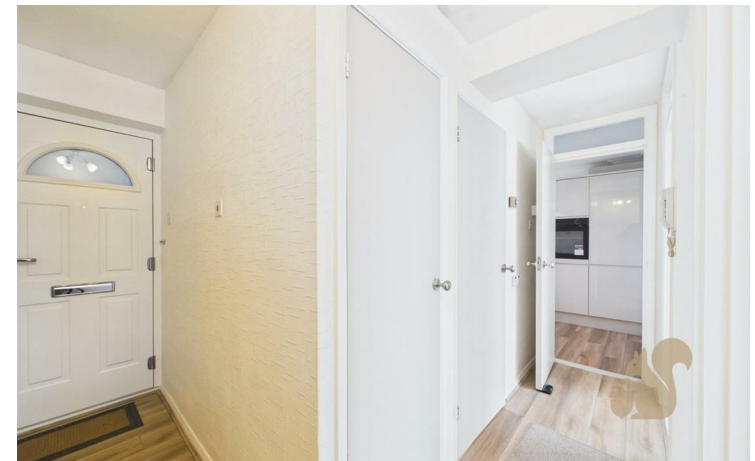
The property enjoys a convenient location with excellent access to the A12, as well as nearby shopping facilities at Tollgate Retail Park and Stane Retail Park, where popular retailers such as Marks & Spencer and Sainsbury's can be found. A regular bus service also provides direct access into the city centre in approximately 10 minutes, and the area is

well served by a number of highly regarded schools.

The apartment opens into a welcoming L-shaped hallway, complete with a generous storage cupboard ideal for storage. The spacious double bedroom is positioned to the rear of the property and benefits from a large window, allowing plenty of natural light to fill the room. The lounge is equally well-proportioned, featuring a gas fireplace that creates a warm focal point, along with a large rear-facing window enhancing the bright and comfortable feel of the space.

The newly remodelled kitchen offers ample storage and work surfaces, and is fitted with built-in appliances which have never been used and will remain as part of the sale. The accommodation is further enhanced by a newly fitted bathroom, comprising a modern white suite and shower, finished to a high standard.

Externally, the property benefits from access to well-maintained communal gardens and residents' parking, completing this attractive and conveniently located home.







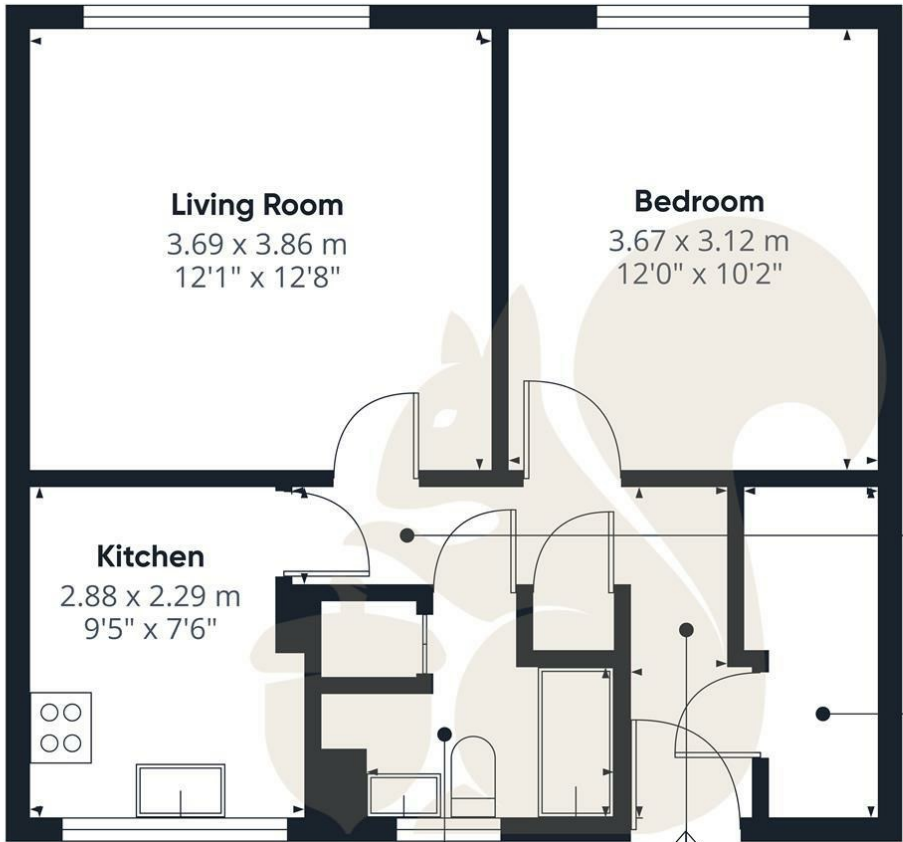


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Local Authority:
Colchester

Tenure:
Leasehold

Council Tax Band:
A



GLA™
50.09 m²
539.17 ft²

(1) Finished, above grade
Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(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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