oakheart

£120,000

Offers In Excess Of

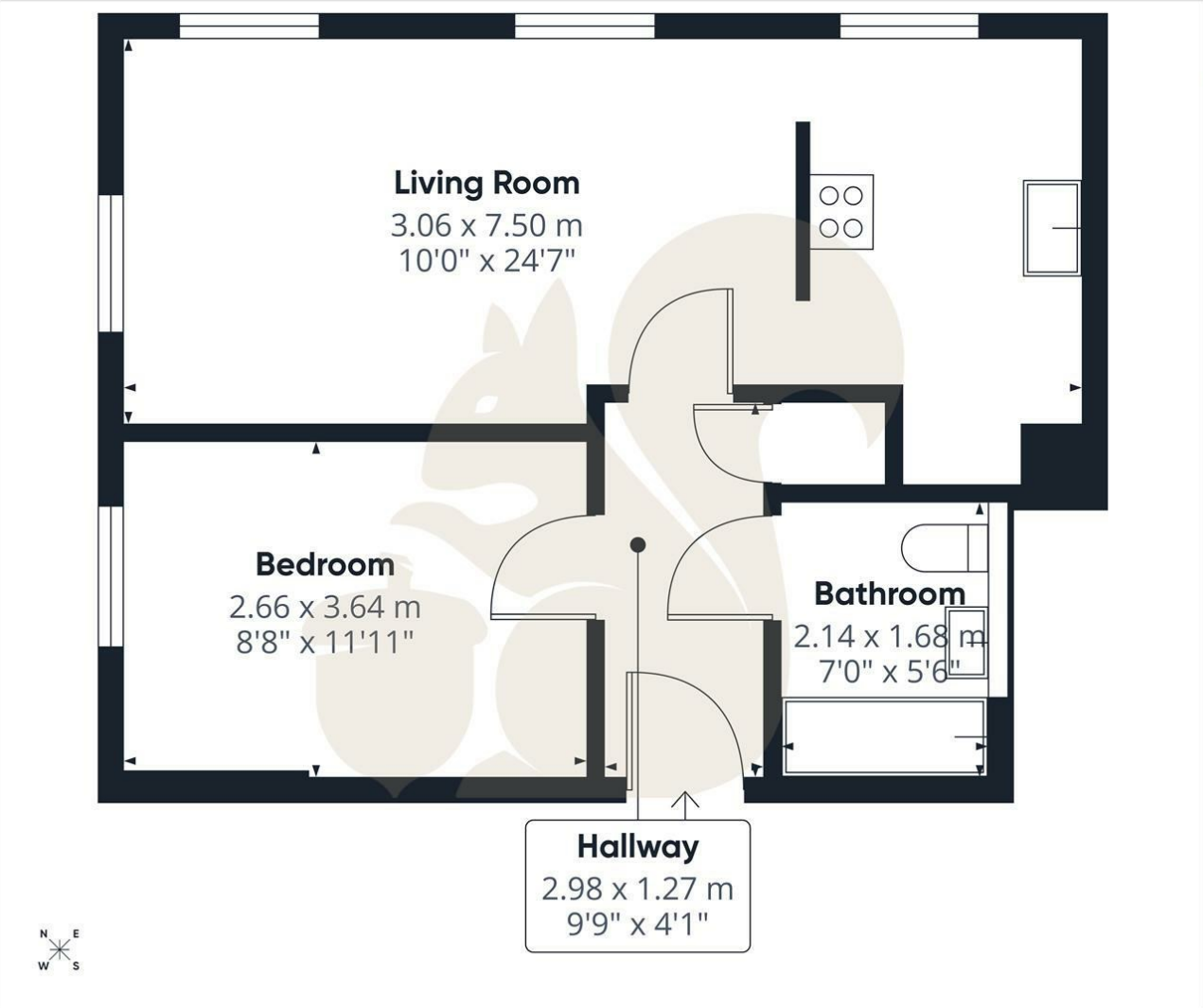
Circular Road South, Colchester

Situated within Siric House in the sought-after Abbey Fields area of CO2, Colchester, this well-presented one-bedroom apartment is offered for sale with no onward chain, making it an ideal purchase for first-time buyers or investors alike.

The property is presented to a good standard throughout and offers a practical and well-balanced layout. Accessed via a central hallway, the accommodation leads through to a generously sized living room which provides ample space for both relaxing and dining. The adjoining kitchen is neatly arranged with good worktop and storage space.

The double bedroom is well-proportioned and enjoys a pleasant outlook, while the bathroom is fitted with a modern suite including a bath with shower over. Additional storage is also available from the hallway, enhancing the apartment's functionality.

Externally, the property benefits from its convenient location close to local amenities, green spaces and transport links, all within easy reach of the city centre.



oakheart

GLA[1]
43.72 m²
470.59 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

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		
(55-68) D		
(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.

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

oakheart