

oakheart

£170,000

Offers In Excess Of
Oxton Close, Rowhedge



Located in the sought-after riverside village of Rowhedge, this beautifully presented two-bedroom ground floor apartment is just a short walk from the scenic waterfront, local cafés, welcoming pubs, and a range of village amenities. With no onward chain, it presents a fantastic opportunity for first-time buyers, downsizers, or investors seeking a smooth, hassle-free purchase.

Inside, the property features a welcoming entrance hall with a useful storage cupboard. The open-plan kitchen and lounge area is bright and spacious, with a lovely bay window that fills the room with natural light, creating a warm and inviting living space perfect for both relaxing and entertaining.

There are two well-proportioned bedrooms and a

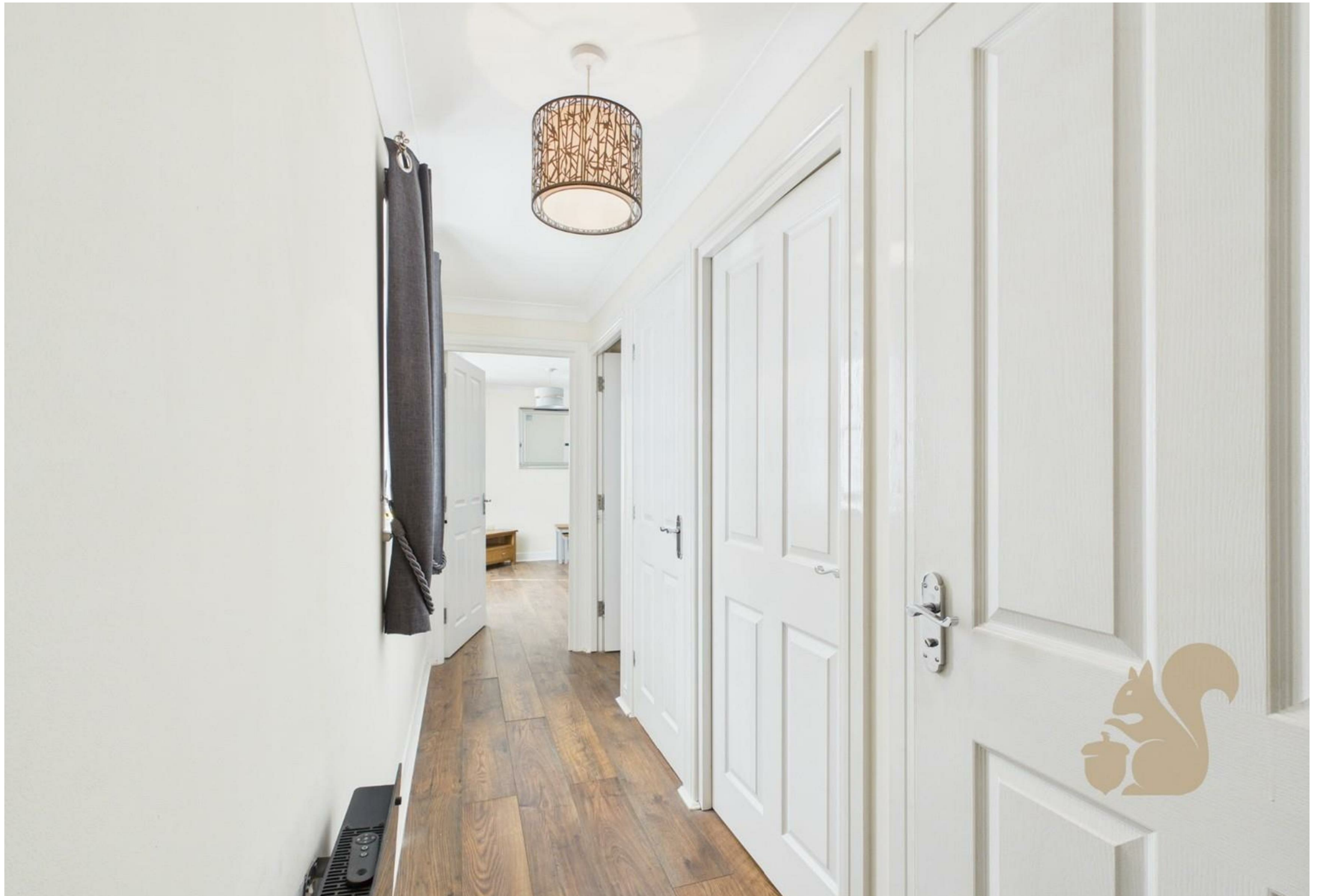
brand-new, fully tiled shower room, finished to a high standard with a stylish double walk-in shower, WC, modern wash basin, and an illuminated touch-sensitive mirror.

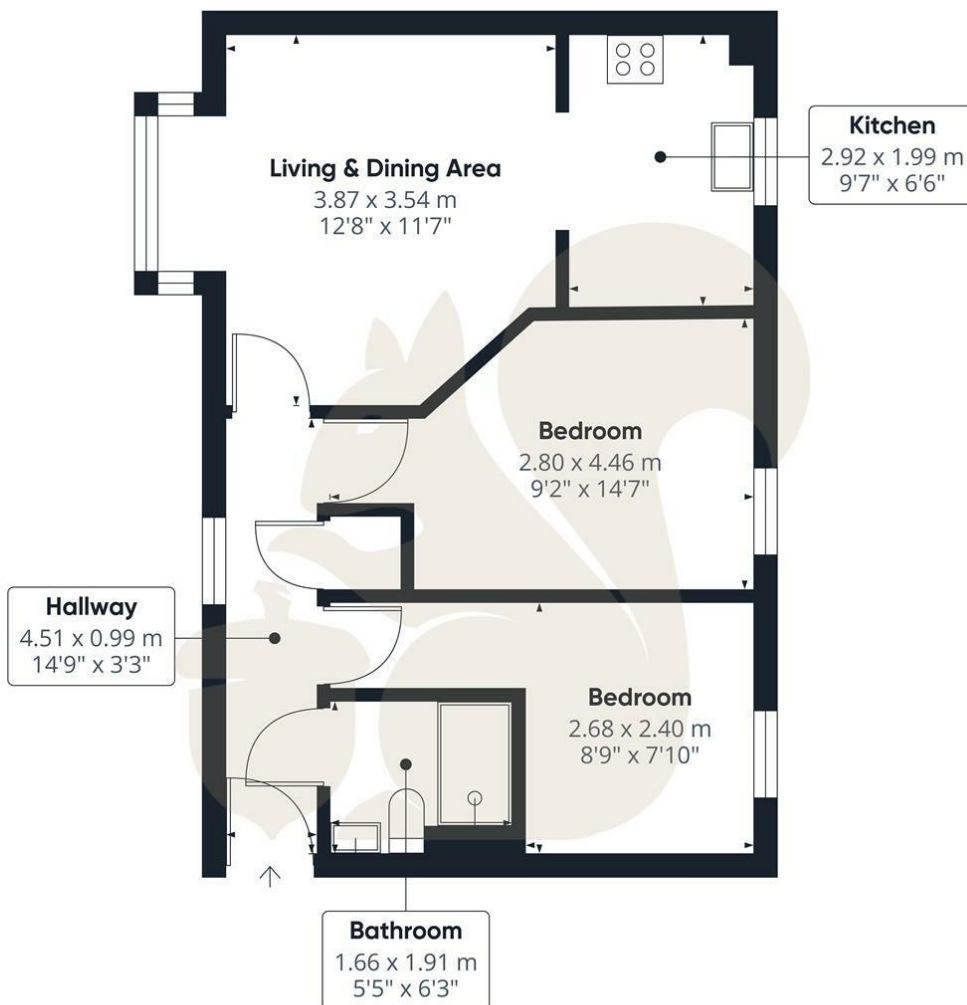
Externally, the apartment benefits from its own allocated parking space and a private garage.











oakheart

Approximate total area⁽¹⁾

47.1 m²

507 ft²

(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
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 Mersea

01206 382191

mersea@oakheart.co.uk

34a Barfield Rd, West Mersea, Colchester, Essex, CO5 8QT

oakheart