

oakheart

£180,000

Guide Price

Berechurch Road, Colchester



Guide Price: £180,000 - £200,000 Located within the desirable Anchor House block just off Berechurch Road, this impressive first-floor apartment offers convenient access to Colchester City Centre and Colchester Town Station, providing direct rail links to London Liverpool Street. Perfect for first-time buyers, commuters, or investors, the property is offered with no onward chain.

Upon entering, you are welcomed by a generous hallway featuring a large utility cupboard housing the water tank and a washer dryer, along

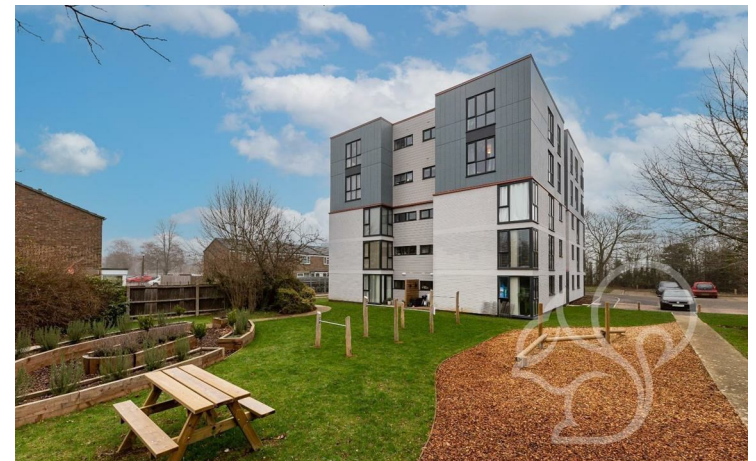
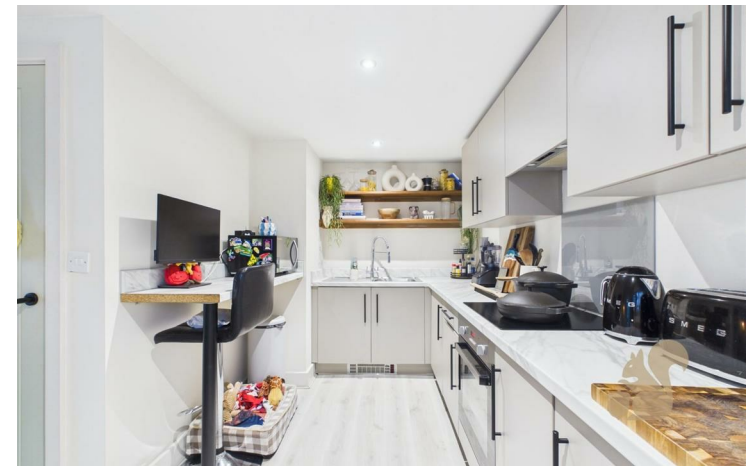
with a second built-in storage cupboard ideal for coats and shoes.

The accommodation includes a spacious principal bedroom and a further well-proportioned double bedroom. The modern family bathroom is part-tiled and fitted with a bathtub with overhead shower, WC, wash basin, and a heated towel rail.

The heart of the home is the impressive open-plan kitchen, dining, and living area. The contemporary kitchen provides plentiful worktop and

cupboard space, integrated appliances, and a useful breakfast bar. The living and dining space enjoys excellent natural light thanks to floor-to-ceiling corner windows, creating a bright and welcoming environment. The current owners have also laid new flooring throughout, enhancing the fresh, modern feel.

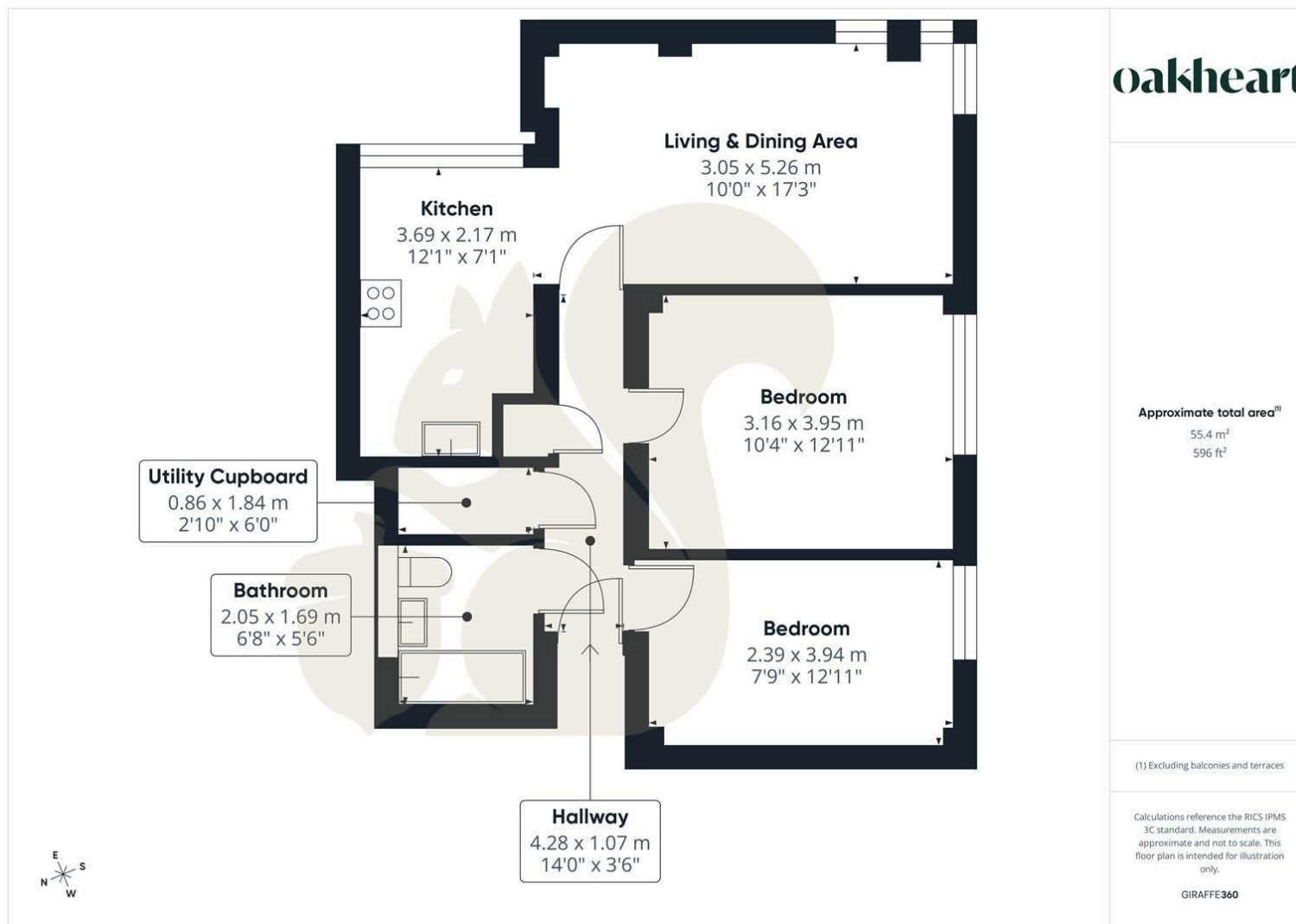
Externally, the property benefits from an allocated parking space, additional visitor parking, and well-kept communal areas.











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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	82	84
(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.

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