

oakheart

£190,000

Guide Price

Moss Road, Stanway

3

DH  
DUGARD  
HOUSE



Guide Price: £190,000 - £200,000 -

Beautifully presented, this contemporary ground floor apartment offers an excellent opportunity for both first-time buyers and investors alike. The property showcases a superb balance of modern design and practical living throughout. Offered with no onward chain.

Accessed via a secure communal entrance with telecom system, the accommodation comprises a spacious open-plan kitchen, dining and

living area, two well-proportioned bedrooms, including a stylish en suite to the principal bedroom, and a separate high-quality bathroom suite.

Outside, residents benefit from a neatly maintained and private communal garden area, along with allocated parking for one vehicle.

Ideally positioned in the popular Stanway area of Colchester, the apartment enjoys excellent access to a wide range of local amenities and transport links. Colchester city centre, renowned for its rich Roman

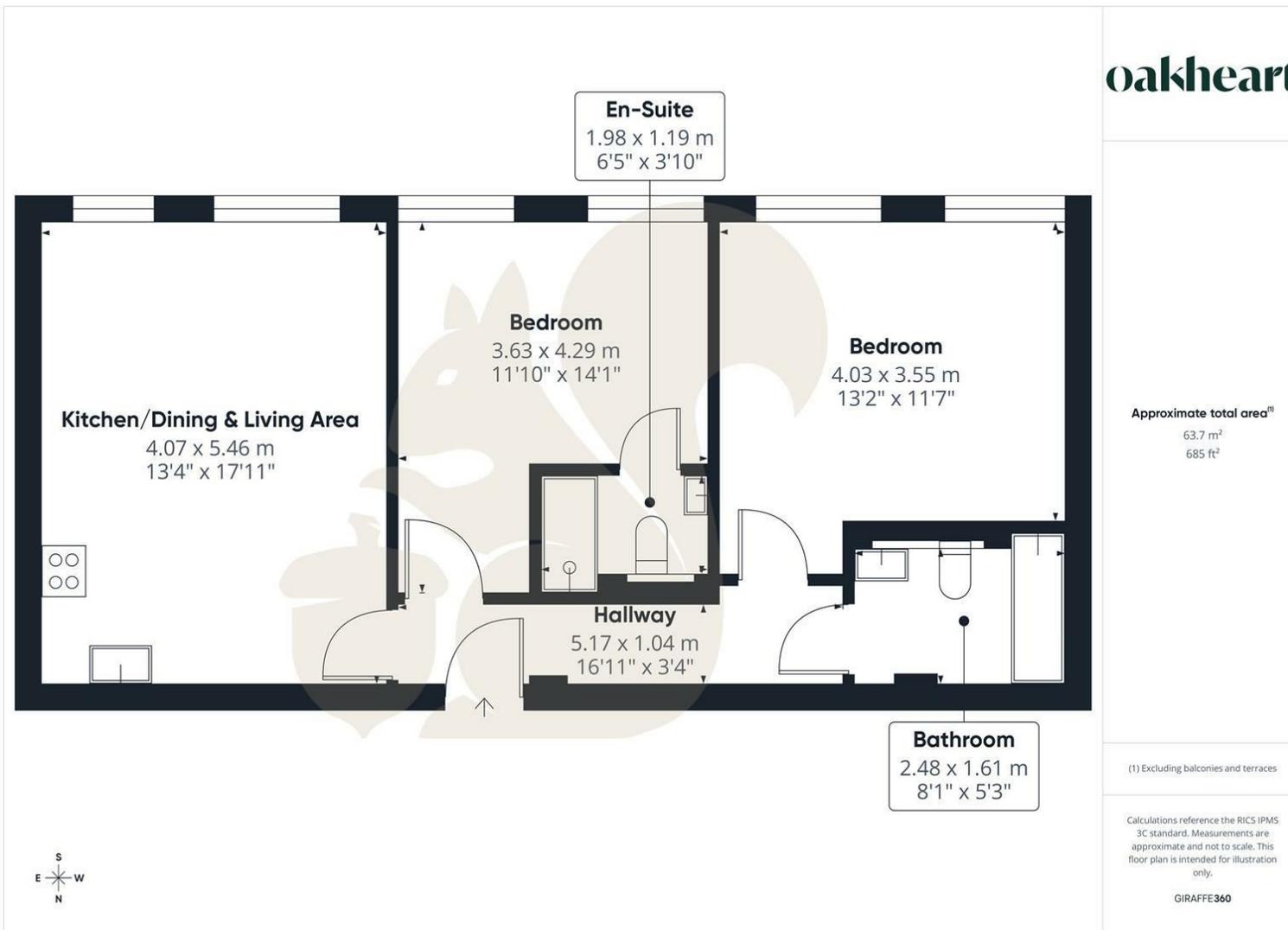
history and cultural attractions including Colchester Castle and its surrounding parkland, offers a vibrant mix of high street retailers and independent shops, as well as an extensive choice of cafés, bars and restaurants. Everyday conveniences are also close at hand, with the Tollgate Centre Shopping Park located approximately 1.3 miles away. For commuters, Colchester and Marks Tey stations are both within easy reach, providing direct services to London Liverpool Street in around one hour.











Approximate total area<sup>(1)</sup>  
63.7 m<sup>2</sup>  
685 ft<sup>2</sup>

(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:  
Colchester

Tenure:  
Leasehold

Council Tax Band:  
C

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	70
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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**